



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S):

PLANNER NAME and CONTACTS (phone / email):

DISTRICT No.: SUBMITTAL No.: BLUEBEAM ID (if already assigned):

BLUEBEAM FILES LOCATION (add hyperlink or server path):

REQUESTED DAC DATE (e.g. July 13, 2023):

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

- RIVERSIDE OFFICE** **PALM DESERT OFFICE**
 PO Box 1409, Riverside, 92502-1409 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- | | | | |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> 01 - Planning | <input checked="" type="checkbox"/> 04 - Biology | <input checked="" type="checkbox"/> 07 - WQMP | <input checked="" type="checkbox"/> 08 - Development Review |
| <input checked="" type="checkbox"/> 02 - Geology | <input checked="" type="checkbox"/> 05 - Cultural | Transportation: <input checked="" type="checkbox"/> 09 - Traffic Study | <input checked="" type="checkbox"/> 10 - Landscaping |
| <input checked="" type="checkbox"/> 03 - Paleontology | <input checked="" type="checkbox"/> 06 - Parks, Open Space and Trails | <input checked="" type="checkbox"/> 11 - Grading | |
| <input checked="" type="checkbox"/> 12 - Building/Safety: Plan Check | | | |
| Environmental Health: <input checked="" type="checkbox"/> 13 - Riverside | <input type="checkbox"/> 14 - Palm Desert | <input checked="" type="checkbox"/> 18 - Flood Control | |
| Fire: <input checked="" type="checkbox"/> 15 - Riverside | <input type="checkbox"/> 16 - Palm Desert | <input checked="" type="checkbox"/> 19 - Waste Resources Management | |
| <input type="checkbox"/> 17 - Idyllwild | | | |

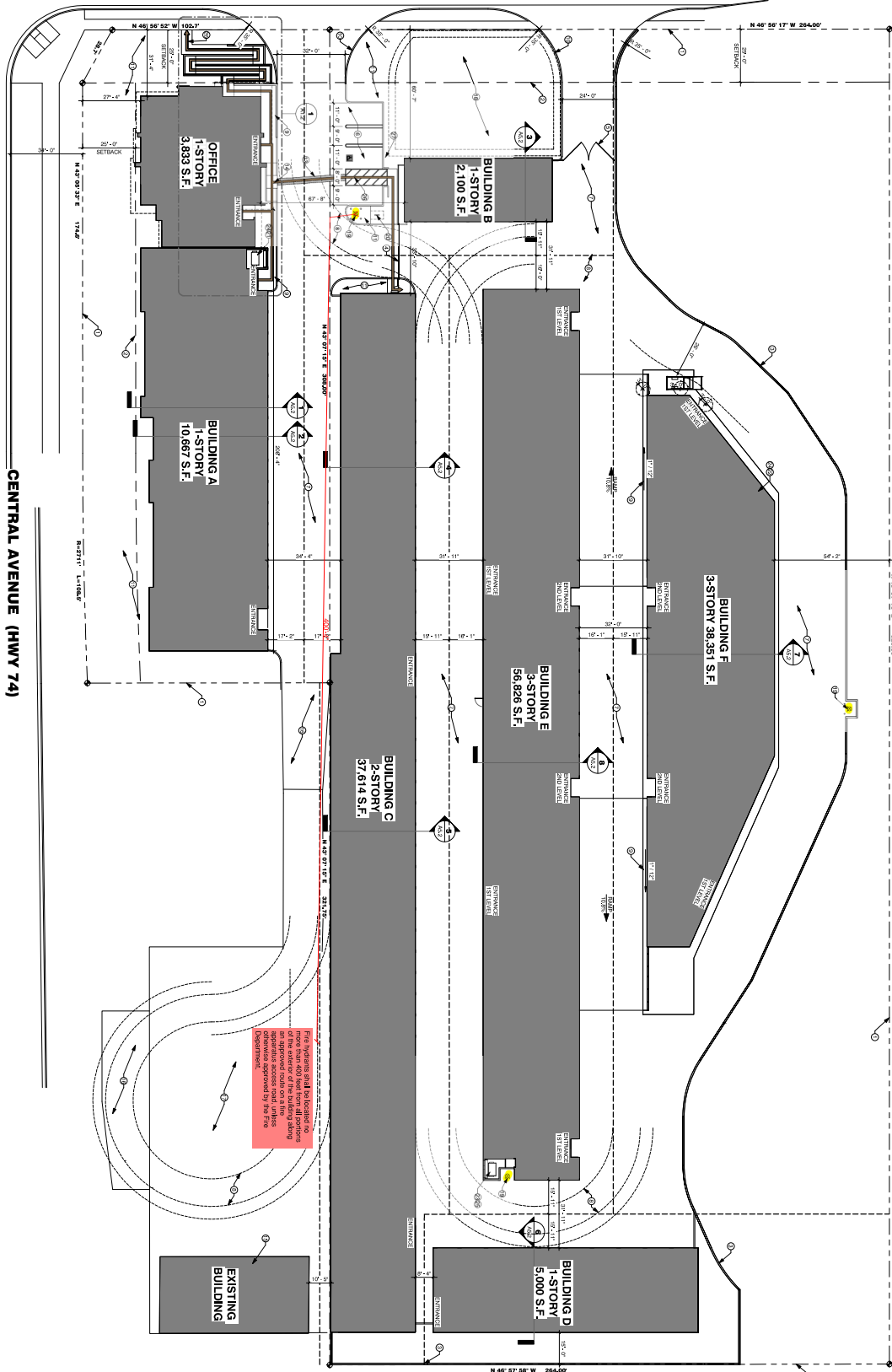
34 - Board of Supervisors: Supervisor 35 - Planning Commission: Commissioner

Other (Fill in name(s) of agencies and/or entities):

PROJECT STRIP (Fill in below):

PLOT PLAN NO. 20158, Revision No. 3 (PP20158R03) – Applicant: Dave Wakefield – Engineer/Representative: Lance Baker – Second Supervisorial District – Meadowbrook Area Zoning Area – Elsinore Area Plan – Community Development: Business Park (CD:BP) – Location: North-West of Highway 74, East of Conard Ave, and South of 8th Street – Approximately 4.79 Gross Acres – Zoning: Industrial Park & Watercourse, Watershed and Conservation Areas (I-P & W-1) – REQUEST: PP20158R03 is a proposal to construct a new self-storage facility on three (3) levels with a max height 35.8 feet. The facility will include six (6) self-storage buildings (A-F) and one (1) office building. APN: 377-372-040 Project Planner: Jennifer Lopez at (951) 955-3107 or email at jelopec@rivco.org.

CONARD AVENUE

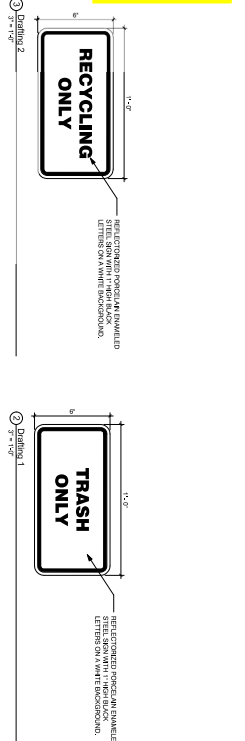


CENTRAL AVENUE (HWY 74)

LEGEND

[Symbol]	EXISTING EXTERIOR WALL
[Symbol]	EXISTING INTERIOR WALL
[Symbol]	EXISTING DOOR
[Symbol]	EXISTING WINDOW
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING GRASS
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING BIKEWAY
[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING SIGNAGE
[Symbol]	EXISTING LIGHT FIXTURE
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING FURNITURE
[Symbol]	EXISTING TRASH
[Symbol]	EXISTING RECYCLING
[Symbol]	EXISTING RETENTION BASIN
[Symbol]	EXISTING RETENTION POND
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[Symbol]	EXISTING RETENTION CHANNEL
[Symbol]	EXISTING RETENTION BASIN WALL
[Symbol]	EXISTING RETENTION BASIN FLOOR
[Symbol]	EXISTING RETENTION BASIN CEILING
[Symbol]	EXISTING RETENTION BASIN ROOF
[Symbol]	EXISTING RETENTION BASIN STRUCTURE

CASE: PP20158R03
 EXHIBIT: Site Plan
 DATE: 1-18-2024
 PLANNER: J.Llopez
 Meeting
 Comments/Agenda
 Field



Grade	Notes	Area	Volume
EXISTING	EXISTING EXTERIOR WALL	10,000	10,000
EXISTING	EXISTING INTERIOR WALL	5,000	5,000
EXISTING	EXISTING DOOR	1,000	1,000
EXISTING	EXISTING WINDOW	2,000	2,000
EXISTING	EXISTING CONCRETE	10,000	10,000
EXISTING	EXISTING ASPHALT	5,000	5,000
EXISTING	EXISTING GRASS	10,000	10,000
EXISTING	EXISTING DRIVEWAY	1,000	1,000
EXISTING	EXISTING SIDEWALK	1,000	1,000
EXISTING	EXISTING BIKEWAY	1,000	1,000
EXISTING	EXISTING UTILITY	1,000	1,000
EXISTING	EXISTING SIGNAGE	1,000	1,000
EXISTING	EXISTING LIGHT FIXTURE	1,000	1,000
EXISTING	EXISTING LANDSCAPE	1,000	1,000
EXISTING	EXISTING FURNITURE	1,000	1,000
EXISTING	EXISTING TRASH	1,000	1,000
EXISTING	EXISTING RECYCLING	1,000	1,000
EXISTING	EXISTING RETENTION BASIN	1,000	1,000
EXISTING	EXISTING RETENTION POND	1,000	1,000
EXISTING	EXISTING RETENTION TANK	1,000	1,000
EXISTING	EXISTING RETENTION STRUCTURE	1,000	1,000
EXISTING	EXISTING RETENTION WALL	1,000	1,000
EXISTING	EXISTING RETENTION CURB	1,000	1,000
EXISTING	EXISTING RETENTION CHANNEL	1,000	1,000
EXISTING	EXISTING RETENTION BASIN WALL	1,000	1,000
EXISTING	EXISTING RETENTION BASIN FLOOR	1,000	1,000
EXISTING	EXISTING RETENTION BASIN CEILING	1,000	1,000
EXISTING	EXISTING RETENTION BASIN ROOF	1,000	1,000
EXISTING	EXISTING RETENTION BASIN STRUCTURE	1,000	1,000

5'-6" IS THE MINIMUM WIDTH FOR NEW RECYCLING AND TRASH ACCESS ROADS.

SITE PLAN KEYNOTES

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- EXISTING DOOR
- EXISTING WINDOW
- EXISTING CONCRETE
- EXISTING ASPHALT
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- EXISTING RETENTION BASIN CEILING
- EXISTING RETENTION BASIN ROOF
- EXISTING RETENTION BASIN STRUCTURE

All proposed utility lines are shown in grey. If any of these lines conflict with existing lines, they shall be relocated. The owner is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for the installation and maintenance of all utility lines.

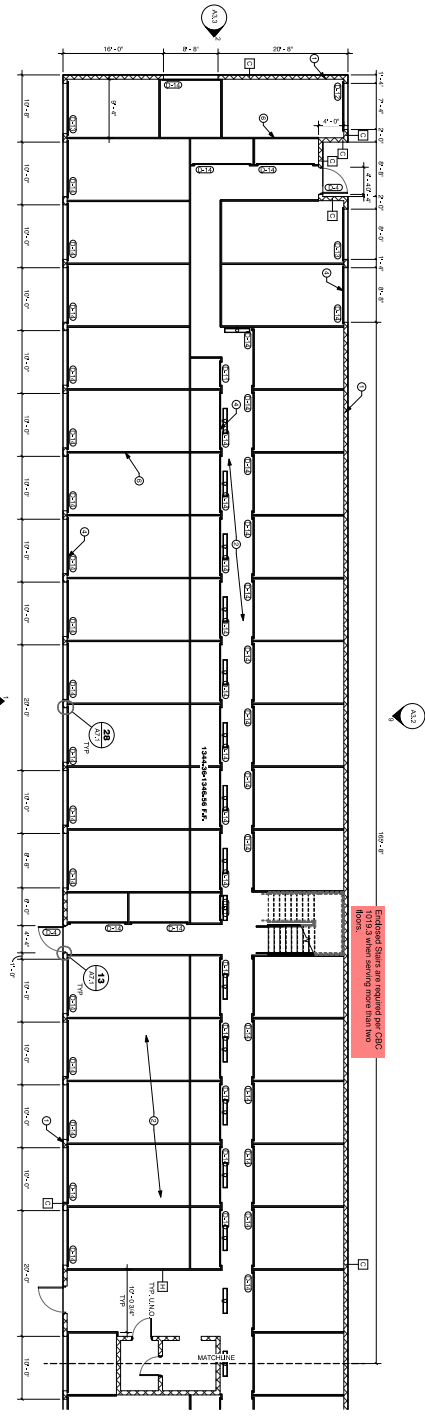
- SITE PLAN GENERAL NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING SITE PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS SPECIFICALLY NOTED OTHERWISE.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING AND FUTURE ADJACENT PROPERTIES AT ALL TIMES.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL LABOR AND MATERIALS USED.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL SAFETY INCIDENTS AND ACCIDENTS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL COMPLAINTS AND DISSENTS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND TESTS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PERMITS AND APPROVALS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CHANGE ORDERS AND ADDENDUMS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CORRECTIVE ACTIONS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL FINISHES AND MATERIALS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL SCHEDULES AND TIMELINES.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL COSTS AND BUDGETS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL RISKS AND MITIGATION.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL LEGAL AND ETHICAL COMPLIANCE.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL COMMUNICATIONS AND REPORTS.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PROJECT DOCUMENTATION.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PROJECT ARCHIVES.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PROJECT HISTORY.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL PROJECT LEGACY.

74 SELF STORAGE, LLC

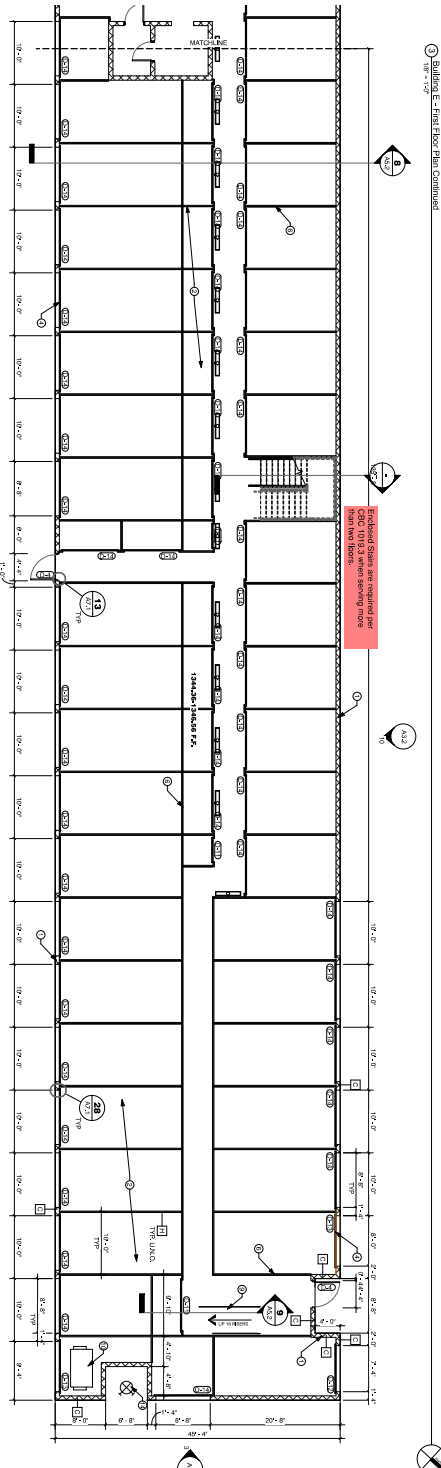
18730 Conard Avenue
 Lake Elsinore, CA 92532



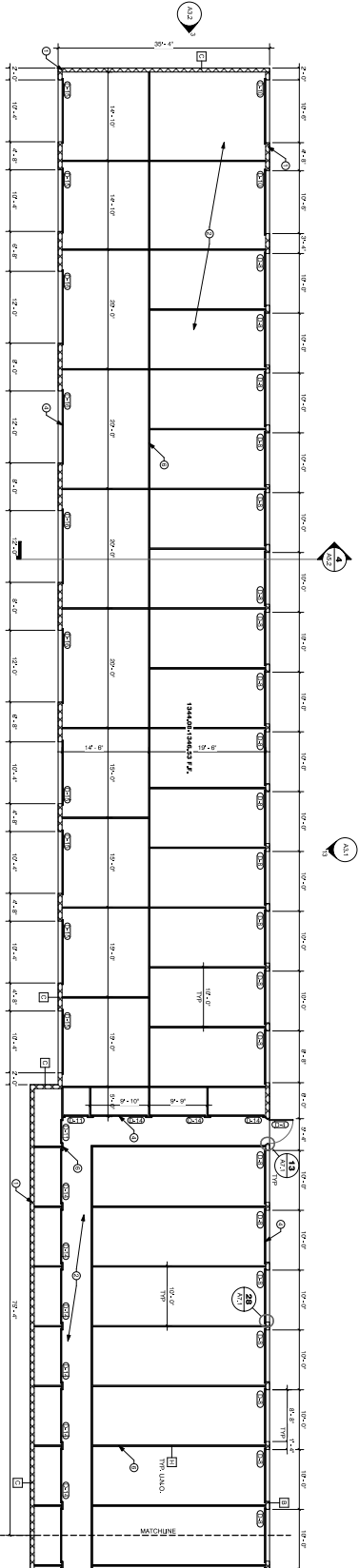
Project:	CD
Client:	JL
Contract:	KS
Contract No.:	749
Date:	06/13/2023
Sheet:	A1.1



Building E, 2nd Floor Plan Continued

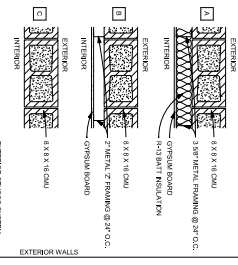


Building E, 2nd Floor Plan



Building C, 1st Floor Plan Continued

- FLOOR PLAN KEYNOTES**
1. CONCRETE WALLS
 2. CONCRETE SLAB ON GRADE FINISH PER PERFORMING EQUALITY TYP. ALL
 3. CONCRETE BLOCK FINISH PER PERFORMING EQUALITY TYP.
 4. OPERATIONAL LIGHT METAL CEILING
 5. OPERATIONAL LIGHT METAL PARTITION SYSTEM TYP.
 6. OPERATIONAL LIGHT METAL PARTITION SYSTEM TYP.
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- NOTES**
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74 SELF STORAGE, LLC

18730 Concord Avenue
Lake Elsinore, CA 92532

Scale: 1/8\"/>

Sheet: A2.3

DATE: 06/13/2023

DESIGNER: [Signature]

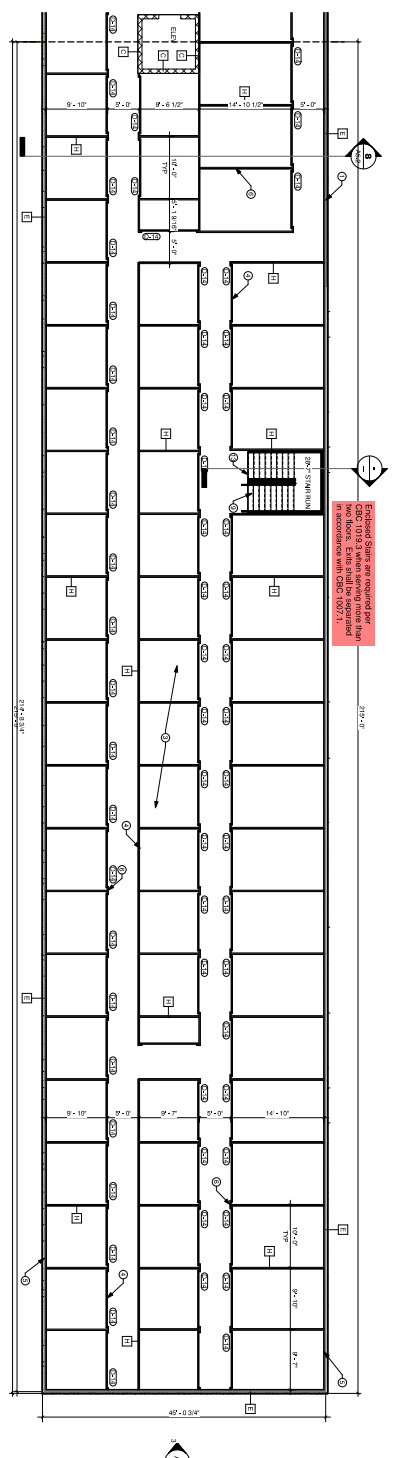
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DATE: 06/13/2023

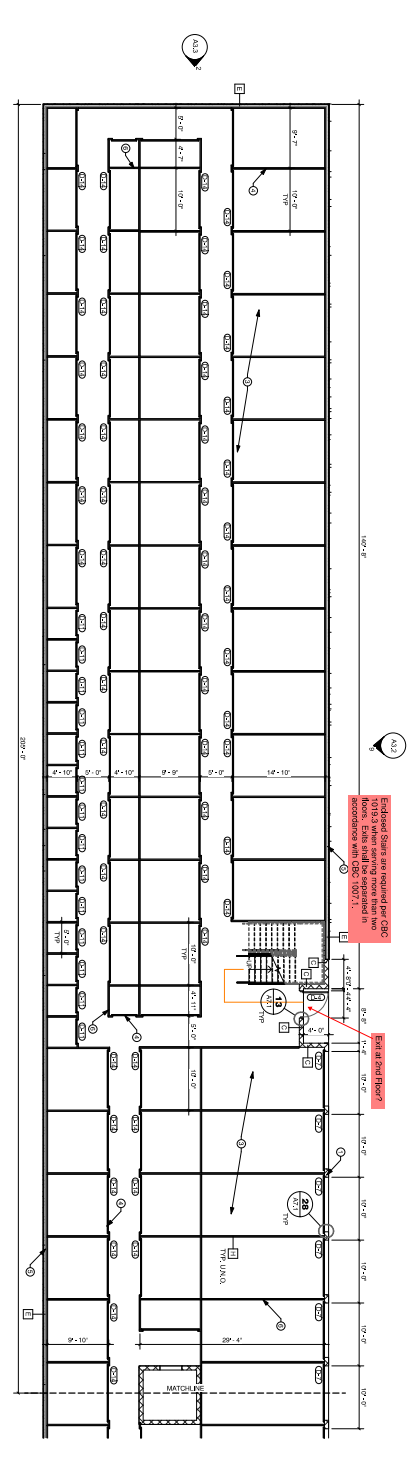
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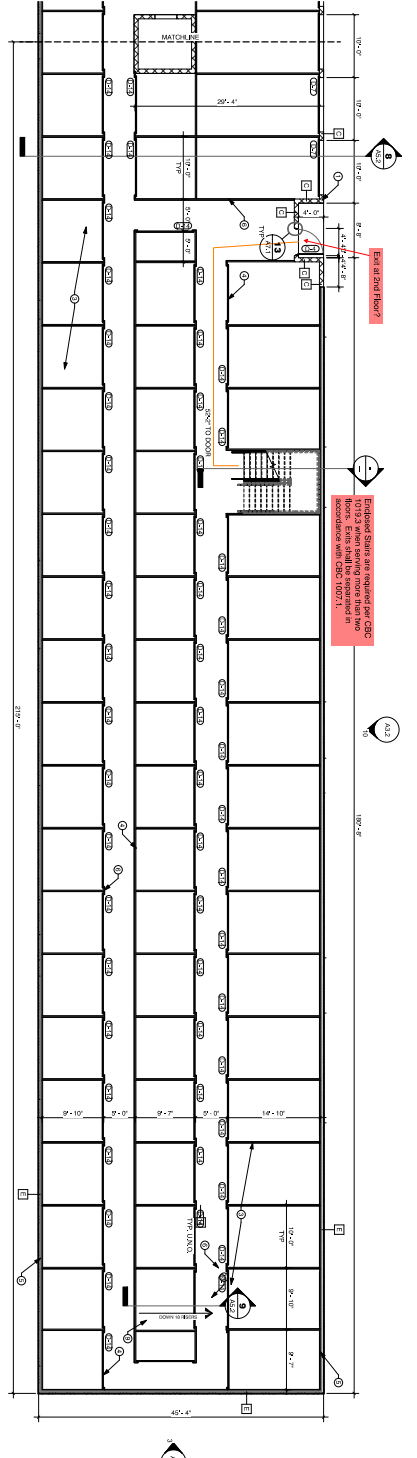




Building E - Third Floor Plan

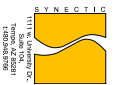


Building E - Second Floor Plan (Continued)

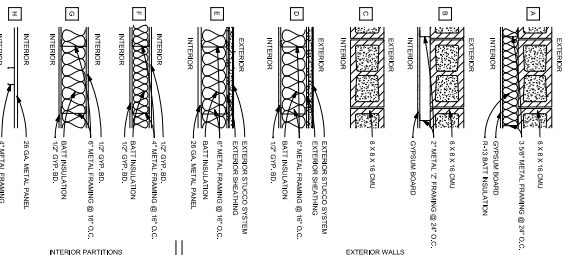


Building E - Second Floor Plan

FLOOR PLAN GENERAL NOTES
 REFER TO ALL SECTION
 1. FLOOR FINISHES SHALL BE AS SHOWN
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 16. FLOOR FINISHES SHALL BE AS SHOWN



FLOOR PLAN KEYNOTES
 1. CHALK TYPED IN RED INCREASING IN REDUCING SIZE AT ALL
 2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE
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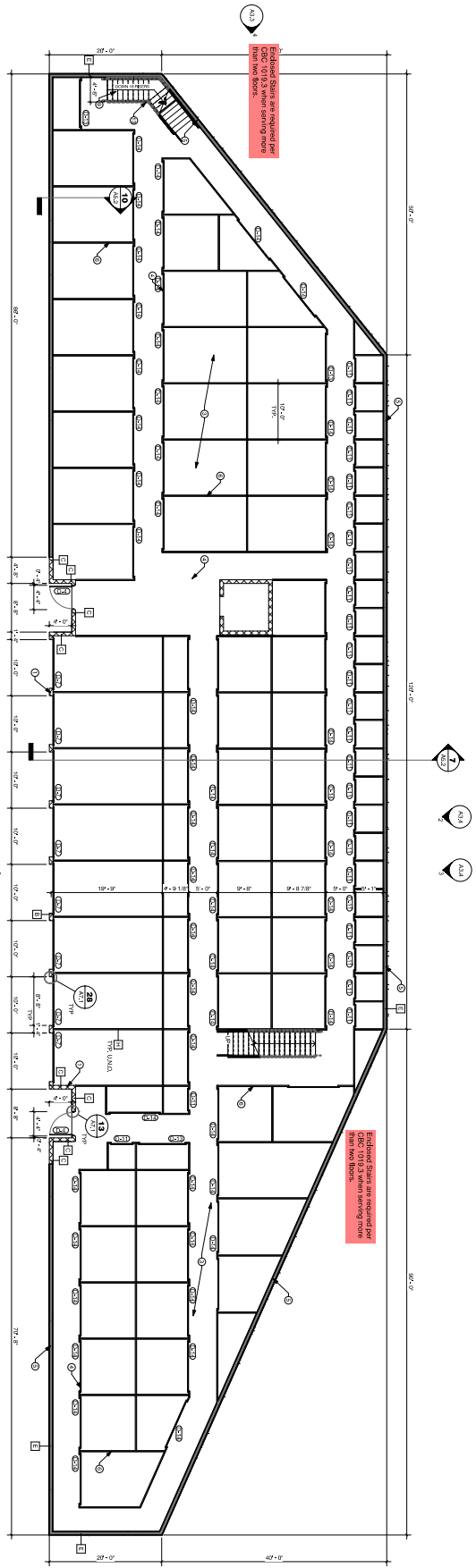
74 SELF STORAGE, LLC
 18730 Concord Avenue
 Lake Elsinore, CA 92532



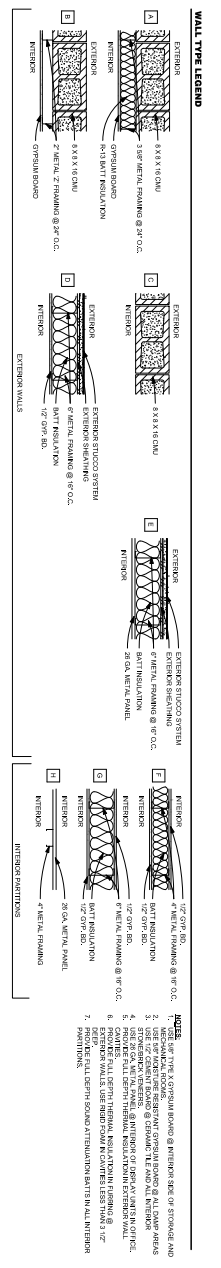
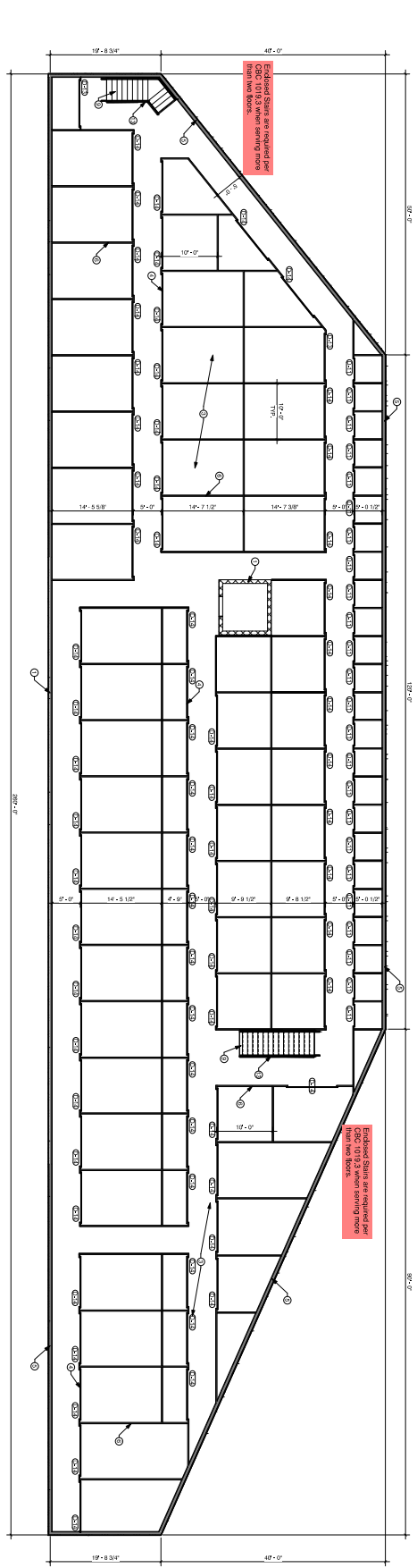
Project:	CD
Drawn By:	JH
Checked By:	KS
Design/Date:	3/29
Sheet:	06/13/2023

A2.4
 FROM SHEET

1 Building F - Second Floor Plan



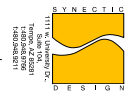
2 Building F - Third Floor Plan

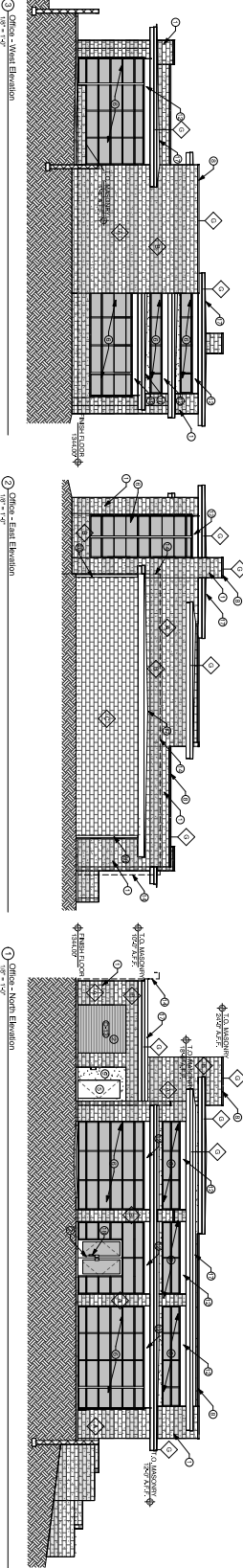
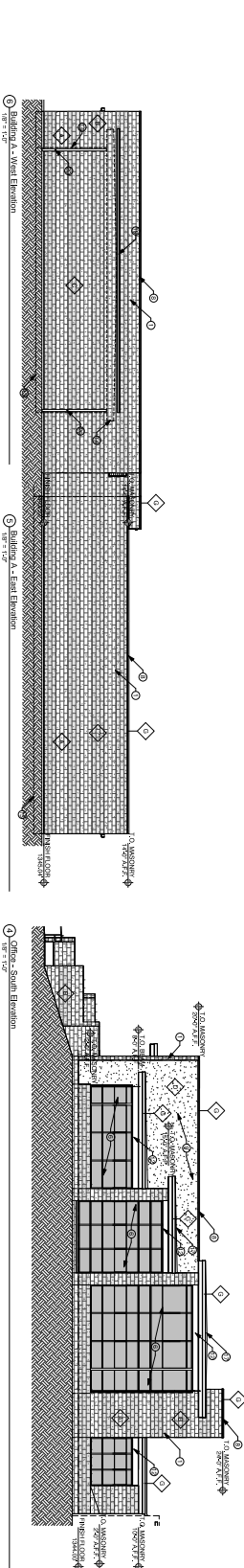
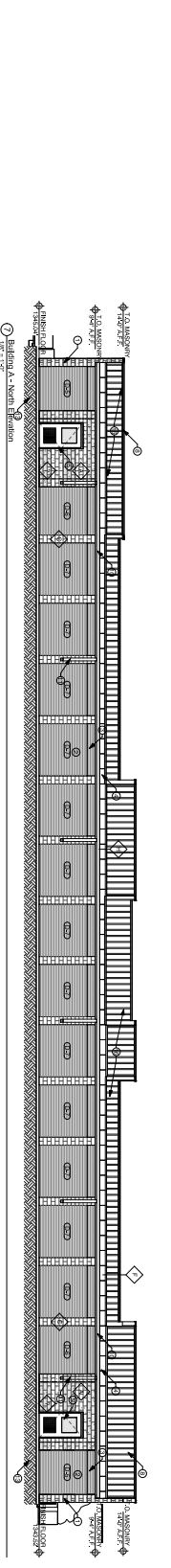
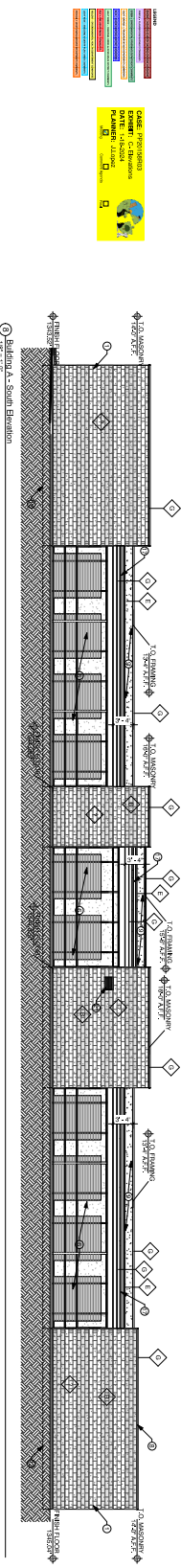
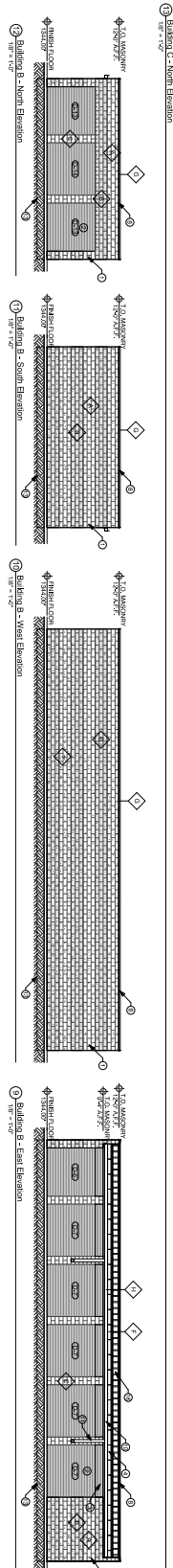
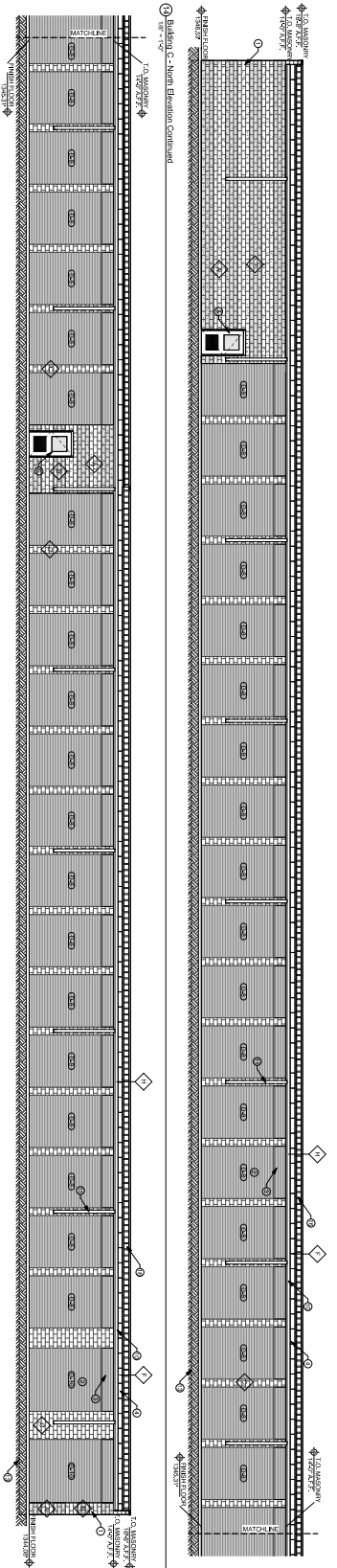


- ### FLOOR PLAN GENERAL NOTES
1. FLOOR PLAN SHALL BE REVISIONED FOR ALL REVISIONS
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74 SELF STORAGE, LLC
 18730 Conard Avenue
 Lake Elsinore, CA 92532

Project: CD
 Drawn By: JH
 Revised By: KB
 Date: 06/13/2023





- EXTERIOR ELEVATION GENERAL NOTES**
1. ALL EXTERIOR FINISHES AND MATERIALS TO MATCH NOTES IN MATERIAL SCHEDULE.
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 19. ALL EXTERIOR FINISHES AND MATERIALS TO MATCH NOTES IN MATERIAL SCHEDULE.
 20. ALL EXTERIOR FINISHES AND MATERIALS TO MATCH NOTES IN MATERIAL SCHEDULE.
 21. ALL EXTERIOR FINISHES AND MATERIALS TO MATCH NOTES IN MATERIAL SCHEDULE.
 22. ALL EXTERIOR FINISHES AND MATERIALS TO MATCH NOTES IN MATERIAL SCHEDULE.

- EXTERIOR FINISH LEGEND**
- | | |
|----|-------------------------------------|
| 1 | DESCRIPTION: Concrete Masonry Block |
| 2 | DESCRIPTION: Concrete Masonry Block |
| 3 | DESCRIPTION: Concrete Masonry Block |
| 4 | DESCRIPTION: Concrete Masonry Block |
| 5 | DESCRIPTION: Concrete Masonry Block |
| 6 | DESCRIPTION: Concrete Masonry Block |
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| 9 | DESCRIPTION: Concrete Masonry Block |
| 10 | DESCRIPTION: Concrete Masonry Block |
| 11 | DESCRIPTION: Concrete Masonry Block |
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| 15 | DESCRIPTION: Concrete Masonry Block |
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| 17 | DESCRIPTION: Concrete Masonry Block |
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| 19 | DESCRIPTION: Concrete Masonry Block |
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| 21 | DESCRIPTION: Concrete Masonry Block |
| 22 | DESCRIPTION: Concrete Masonry Block |

1	DESCRIPTION: Concrete Masonry Block
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20	DESCRIPTION: Concrete Masonry Block
21	DESCRIPTION: Concrete Masonry Block
22	DESCRIPTION: Concrete Masonry Block

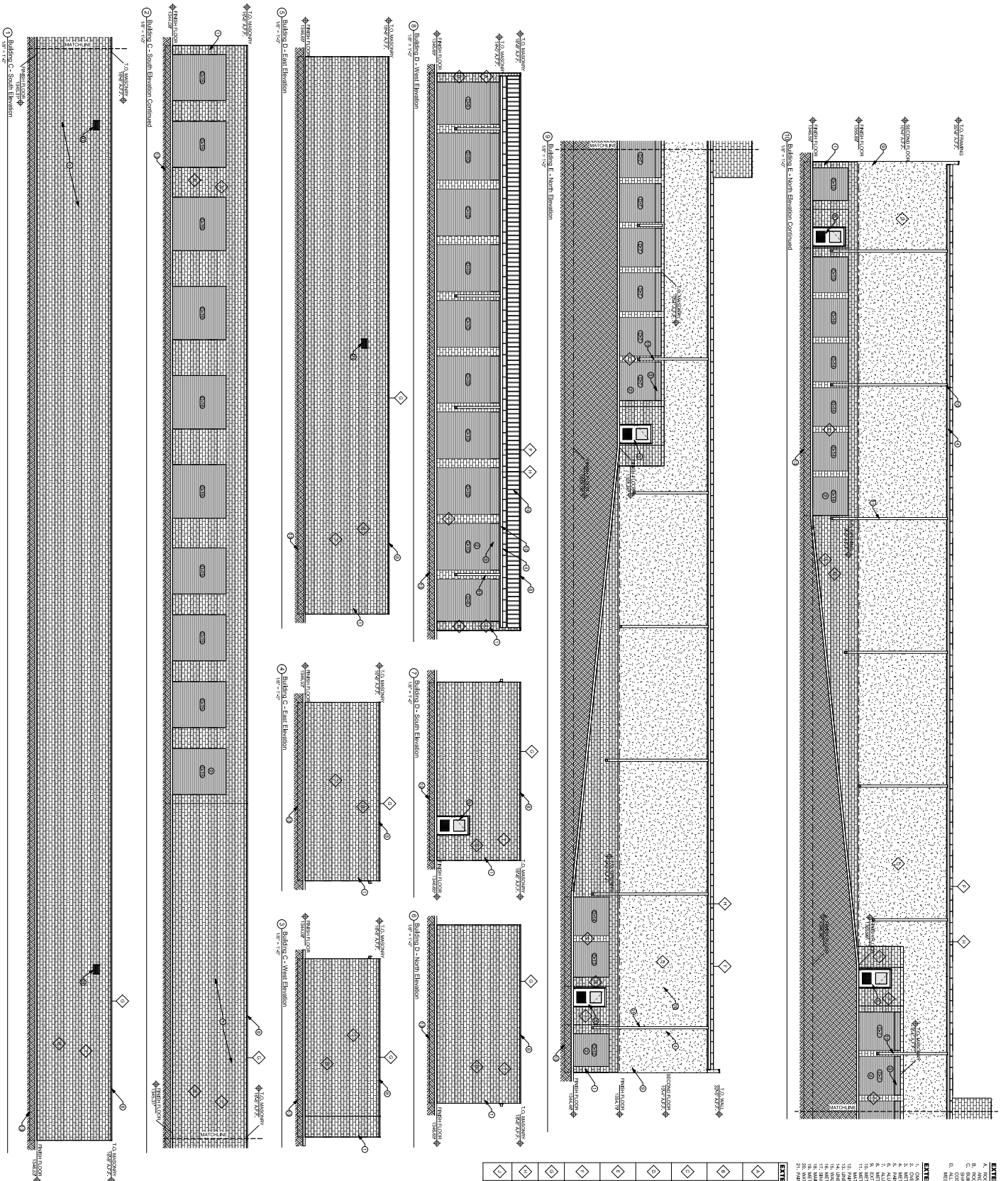
74 SELF STORAGE, LLC

18730 Concord Avenue
 Lake Elsinore, CA 92532



CD	Project
1A	Client
1B	Location
1C	Phase
1D	Sheet

A3.1



EXTERIOR ELEVATION GENERAL NOTES

1. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
2. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
3. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
4. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
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11. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
12. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
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16. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
17. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
18. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
19. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
20. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
21. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.
22. EXTERIOR ELEVATIONS AND DETAILS SHALL BE MATCHED TO THE INTERIOR.

EXTERIOR FINISH LEGEND

Description	Notes
Concrete Masonry Block	Concrete Masonry Block
Masonry	Masonry
Stucco	Stucco
Brick	Brick
Paint	Paint
Signage	Signage
Windows	Windows
Doors	Doors
Handrails	Handrails
Lighting	Lighting
Landscaping	Landscaping
Site Work	Site Work
Other	Other

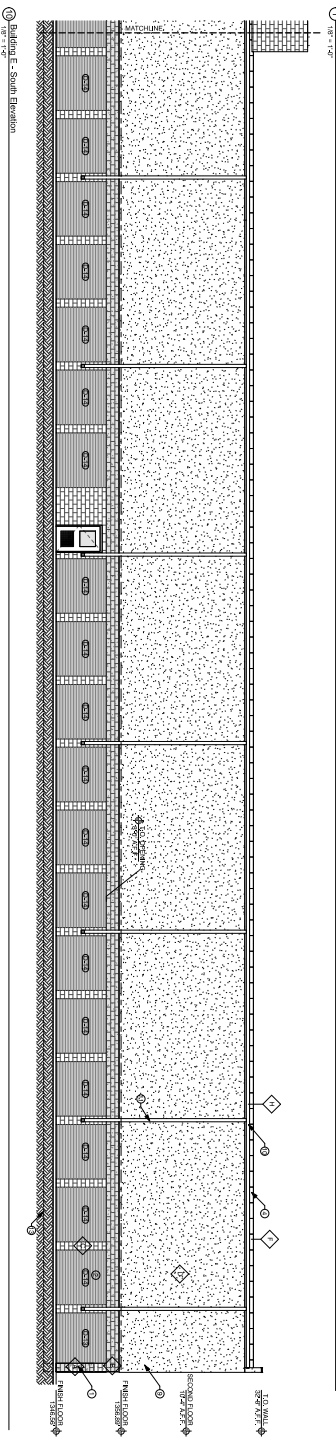
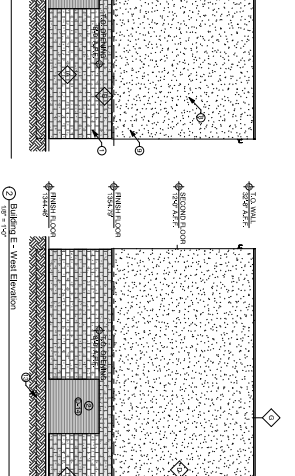
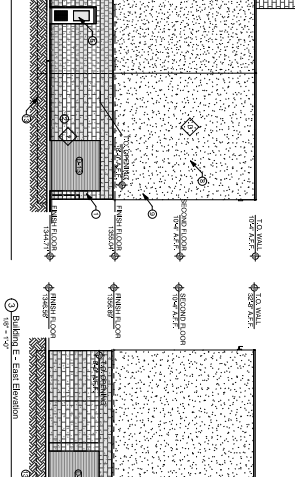
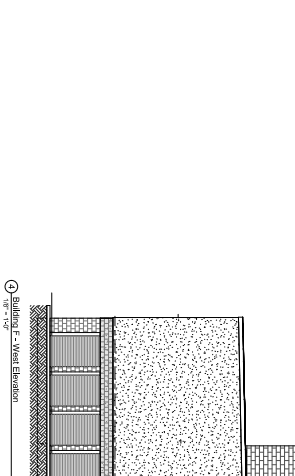
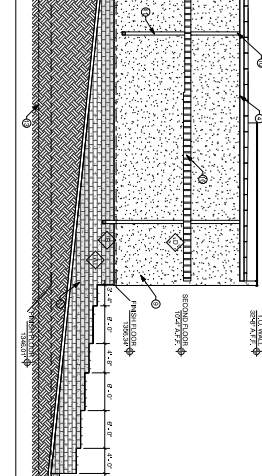
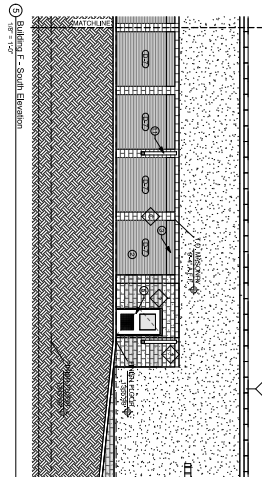
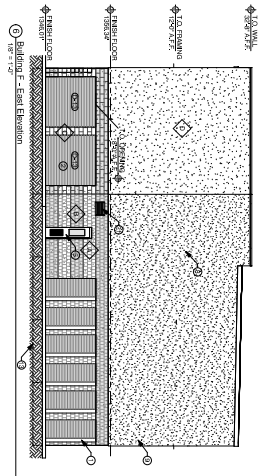
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A3.2

Sheet: 06/13/2023

CD
 IN
 LB
 2023/06/13



- EXTENSION ELEVATION GENERAL NOTES**
1. MATCH EXTENSION WALL TO MATCHLINE AT INTERNAL CORNER.
 2. MATCH EXTENSION WALL TO MATCHLINE AT EXTERNAL CORNER.
 3. MATCH EXTENSION WALL TO MATCHLINE AT MATCHLINE.
 4. MATCH EXTENSION WALL TO MATCHLINE AT MATCHLINE.
 5. MATCH EXTENSION WALL TO MATCHLINE AT MATCHLINE.
 6. MATCH EXTENSION WALL TO MATCHLINE AT MATCHLINE.
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 19. MATCH EXTENSION WALL TO MATCHLINE AT MATCHLINE.
 20. MATCH EXTENSION WALL TO MATCHLINE AT MATCHLINE.
 21. MATCH EXTENSION WALL TO MATCHLINE AT MATCHLINE.
 22. MATCH EXTENSION WALL TO MATCHLINE AT MATCHLINE.

EXTENSION FINISH LEGEND

10' WALL	10' WALL	10' WALL	10' WALL
12' WALL	12' WALL	12' WALL	12' WALL
14' WALL	14' WALL	14' WALL	14' WALL
16' WALL	16' WALL	16' WALL	16' WALL
18' WALL	18' WALL	18' WALL	18' WALL
20' WALL	20' WALL	20' WALL	20' WALL
22' WALL	22' WALL	22' WALL	22' WALL
24' WALL	24' WALL	24' WALL	24' WALL
26' WALL	26' WALL	26' WALL	26' WALL
28' WALL	28' WALL	28' WALL	28' WALL
30' WALL	30' WALL	30' WALL	30' WALL
32' WALL	32' WALL	32' WALL	32' WALL
34' WALL	34' WALL	34' WALL	34' WALL
36' WALL	36' WALL	36' WALL	36' WALL
38' WALL	38' WALL	38' WALL	38' WALL
40' WALL	40' WALL	40' WALL	40' WALL
42' WALL	42' WALL	42' WALL	42' WALL
44' WALL	44' WALL	44' WALL	44' WALL
46' WALL	46' WALL	46' WALL	46' WALL
48' WALL	48' WALL	48' WALL	48' WALL
50' WALL	50' WALL	50' WALL	50' WALL
52' WALL	52' WALL	52' WALL	52' WALL
54' WALL	54' WALL	54' WALL	54' WALL
56' WALL	56' WALL	56' WALL	56' WALL
58' WALL	58' WALL	58' WALL	58' WALL
60' WALL	60' WALL	60' WALL	60' WALL
62' WALL	62' WALL	62' WALL	62' WALL
64' WALL	64' WALL	64' WALL	64' WALL
66' WALL	66' WALL	66' WALL	66' WALL
68' WALL	68' WALL	68' WALL	68' WALL
70' WALL	70' WALL	70' WALL	70' WALL
72' WALL	72' WALL	72' WALL	72' WALL
74' WALL	74' WALL	74' WALL	74' WALL
76' WALL	76' WALL	76' WALL	76' WALL
78' WALL	78' WALL	78' WALL	78' WALL
80' WALL	80' WALL	80' WALL	80' WALL
82' WALL	82' WALL	82' WALL	82' WALL
84' WALL	84' WALL	84' WALL	84' WALL
86' WALL	86' WALL	86' WALL	86' WALL
88' WALL	88' WALL	88' WALL	88' WALL
90' WALL	90' WALL	90' WALL	90' WALL
92' WALL	92' WALL	92' WALL	92' WALL
94' WALL	94' WALL	94' WALL	94' WALL
96' WALL	96' WALL	96' WALL	96' WALL
98' WALL	98' WALL	98' WALL	98' WALL
100' WALL	100' WALL	100' WALL	100' WALL

74 SELF STORAGE, LLC

18730 Conard Avenue
 Lake Elsinore, CA 92532

DATE: 06/13/2023
 SHEET: A3.3

PROJECT: 74 SELF STORAGE, LLC
 DRAWING NO: 2023-001
 SCALE: AS SHOWN



