



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 13, 2023

TO:

Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation
Traffic Study Transportation
Grading Transportation
LSCP Landscape Transportation

Surveyor
Code Enforcement
Building & Safety – Plan Check
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Public Health Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Spiegel

Planning Commissioner: Gruytch
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)

TENTATIVE PARCEL MAP (TPM) 38427 — Applicant: Don Chen – Representative: Kelsey Chambers, Dave Madden Architects – Second Supervisorial District – Elsinore – Lakeland Village District – Elsinore Area Plan: Medium Density Residential: Open Space Conservation (MDR:OS-C) – Location: 16242 Grand Ave. Lake Elsinore – 2.83 acres – Zoning: General Residential (R-3) Watercourse, Watershed and Conservation Areas – **REQUEST: TPM 38427** is a proposal for a Schedule “H” subdivision to subdivide an existing 2.83 acre lot into two lots, Parcel 1 (1.57 acres) and Parcel 2 (1.26 acres). An existing residence is located on Parcel 2. – APN: 381-091-012. **BBID# 731-775-857**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use Information System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the DAC date shown below.

This case is scheduled for a **DAC meeting on April 27, 2023.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

John Hildebrand
Planning Director

Any questions regarding this project, should be directed to Jose Merlan, Project Planner at (951) 955-0314, or e-mail at jmerlan@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

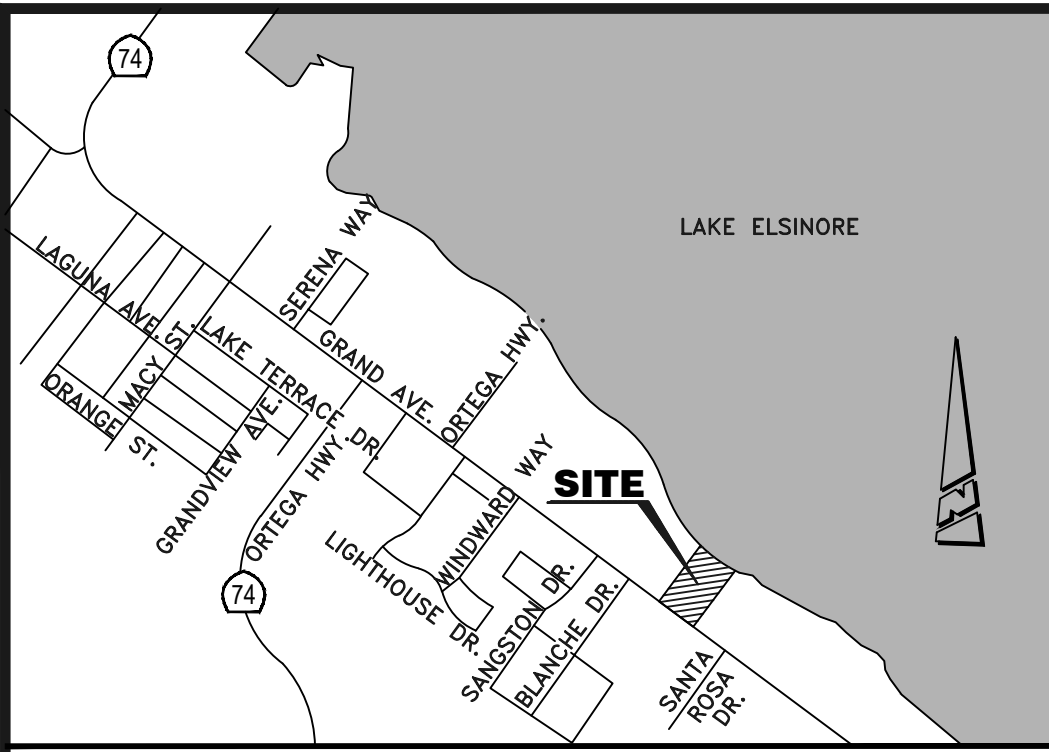
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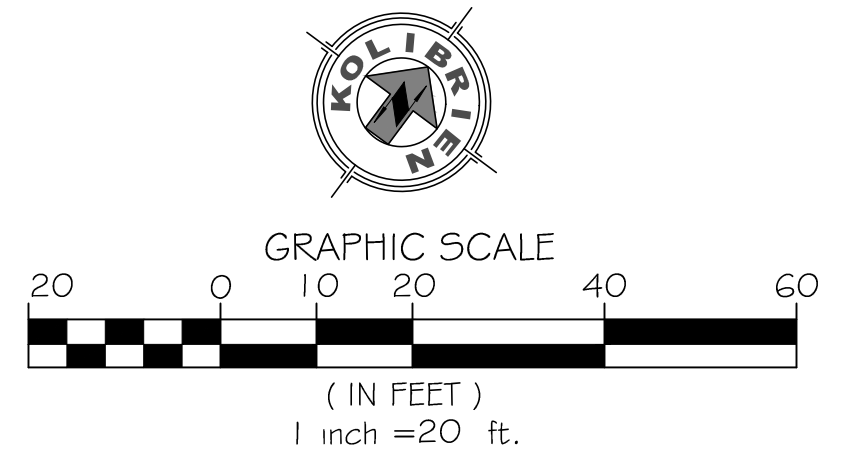
IN THE CITY OF LAKE ELSINORE
Topographic Survey Map
CHEN RESIDENCE



VICINITY MAP
 NOT TO SCALE

BASIS OF BEARINGS:
 WEST PROPERTY LINE
 N53°31'12"W PER RS 82/99

BENCHMARK:
 RIVERSIDE COUNTY EL-21-80
 1 1/2" ALUMINUM CAP IN 6" CONC. COLLAR
 STAMPED RIV. CO. SURV. 1265 EL-21-80
 ELEVATION=(1264.96')



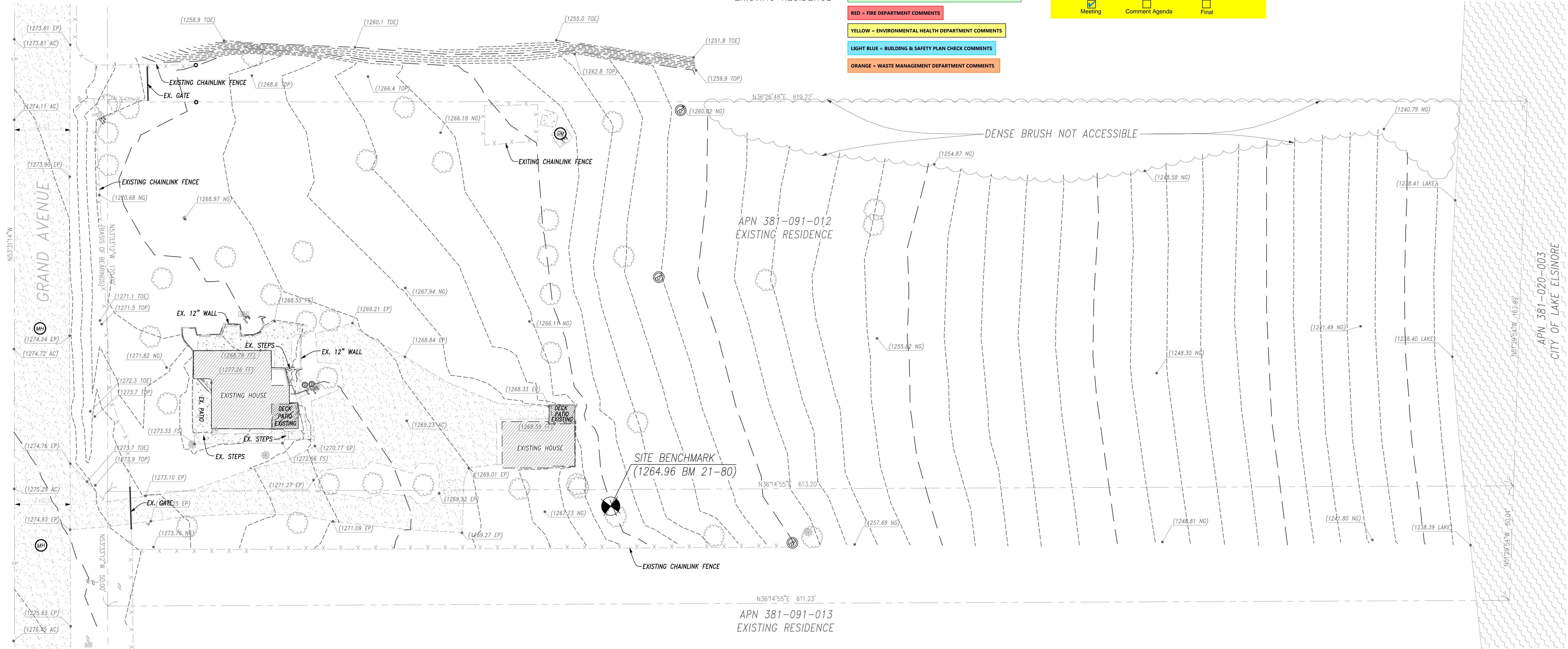
LEGEND

- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: TPM38427
EXHIBIT: Topo Map
DATE: 4/27/2023
PLANNER: Jose Merlan

- Meeting
- Comment Agenda
- Final

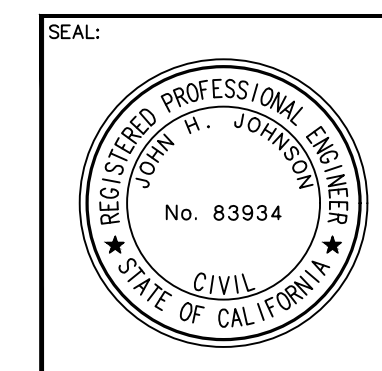
APN 381-091-010
 EXISTING RESIDENCE



APN 381-091-013
 EXISTING RESIDENCE

LEGEND & ABBREVIATIONS:

- | | | | | | |
|--------|------------------------------|---|----------------------------|---|----------------------|
| NG | NATURAL GROUND | ⊙ | SEWER CLEANOUT | ⊙ | EXISTING MANHOLE |
| EP | EDGE OF PAVEMENT | ⊕ | GAS METER | ⊕ | EXISTING SEWER PANEL |
| TOP | NATURAL GROUND | ⊖ | CONCRETE FILLED STEEL POST | ⊖ | EXISTING HOSE BIB |
| TOE | NATURAL GROUND | ⊗ | SEWER MANHOLE | | |
| (99.9) | EXISTING ELEVATION | ⊠ | ELECTRIC METER | | |
| --- | PROPERTY LINE / RIGHT-OF-WAY | ⊙ | | | |
| --- | EXISTING CONTOUR MAJOR | ⊙ | EXISTING TREE | | |
| --- | EXISTING CONTOUR MINOR | ⊙ | EXISTING POWER POLE | | |
| --- | EXISTING EDGE OF PAVEMENT | | | | |



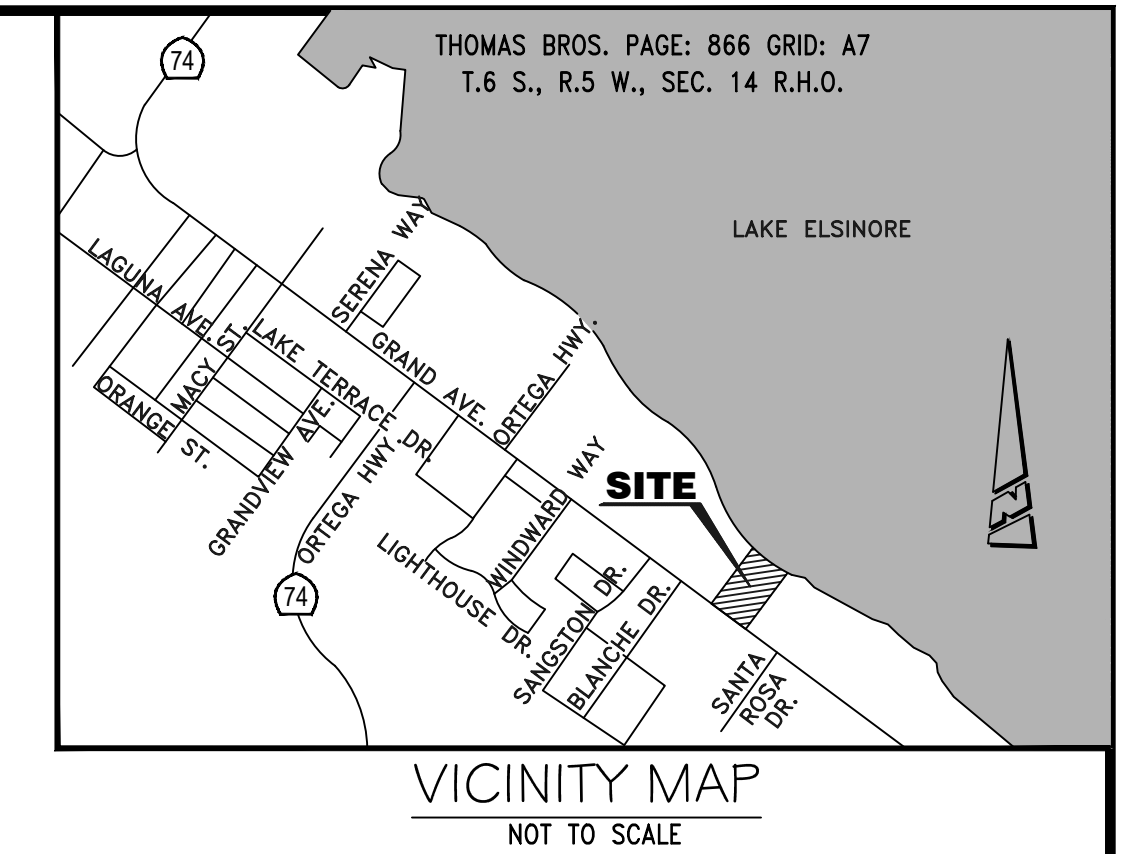
IN THE CITY OF LAKE ELSINORE
Topographic Survey Map
 16242 GRAND AVE, LAKE ELSINORE CA. 92530
 PER RECORD OF SURVEY 155/15, APN 381-091-012
FOR: CHEN RESIDENCE

SHEET NUMBER: 1
 OF 1 SHEETS
 .DWG FILE: D01001-TP01.dwg
 LAYOUT: TP01
 JOB NUMBER: DCO1001

John H. Johnson, RCE 83934 DATE

#	DATE	REVISION
1	XX/XX/XX	XX/XX/XX
1	XX/XX/XX	XX/XX/XX
1	XX/XX/XX	XX/XX/XX

TENTATIVE PARCEL MAP NO. 38427



MAP STATEMENTS:

THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PARCEL 1:

SEE SHEET 2 FOR PLAN DETAILS, UTILITIES, GRADING & DRAINAGE
 RECORD DATA PER RS 82/99
 RECORD DATA PER RS 155/15
 RECORD DATA PER PM 69/79

LEGEND

BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS

PURPLE = PLANNING DEPARTMENT COMMENTS

GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS

LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS

BLUE = FLOOD CONTROL DISTRICT COMMENTS

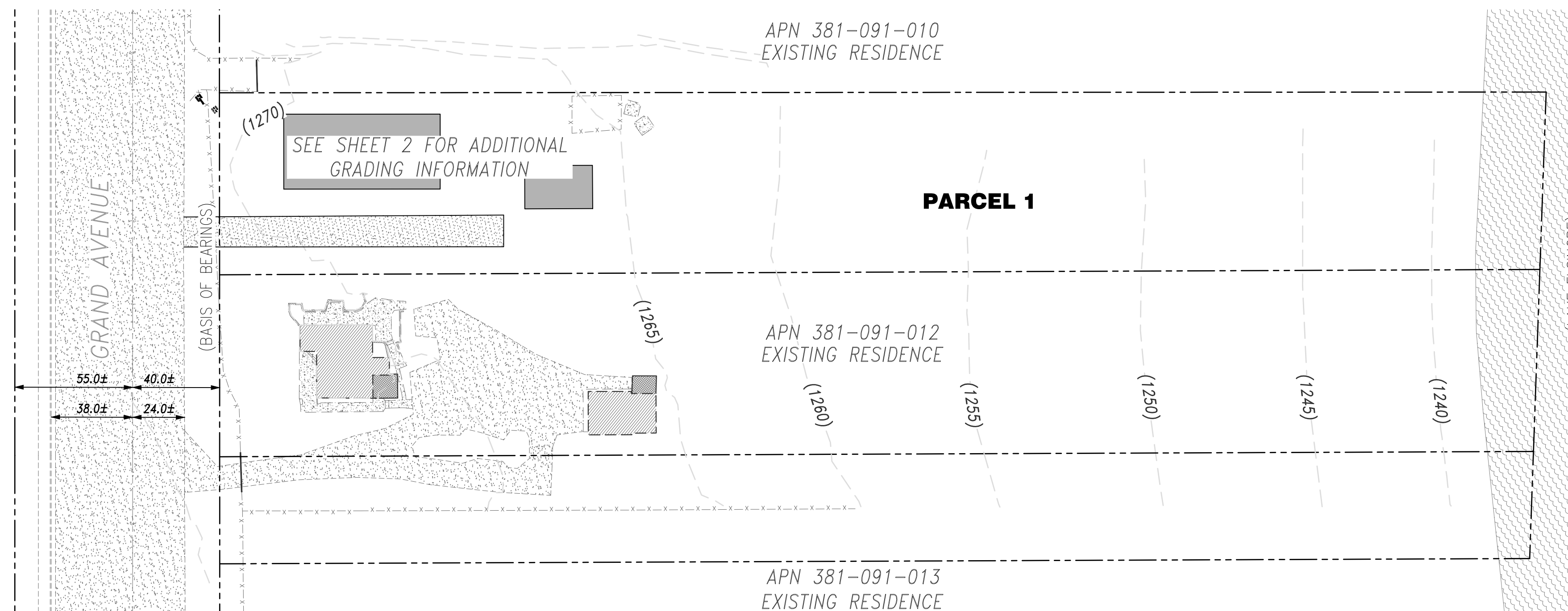
LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS

RED = FIRE DEPARTMENT COMMENTS

YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS

LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS

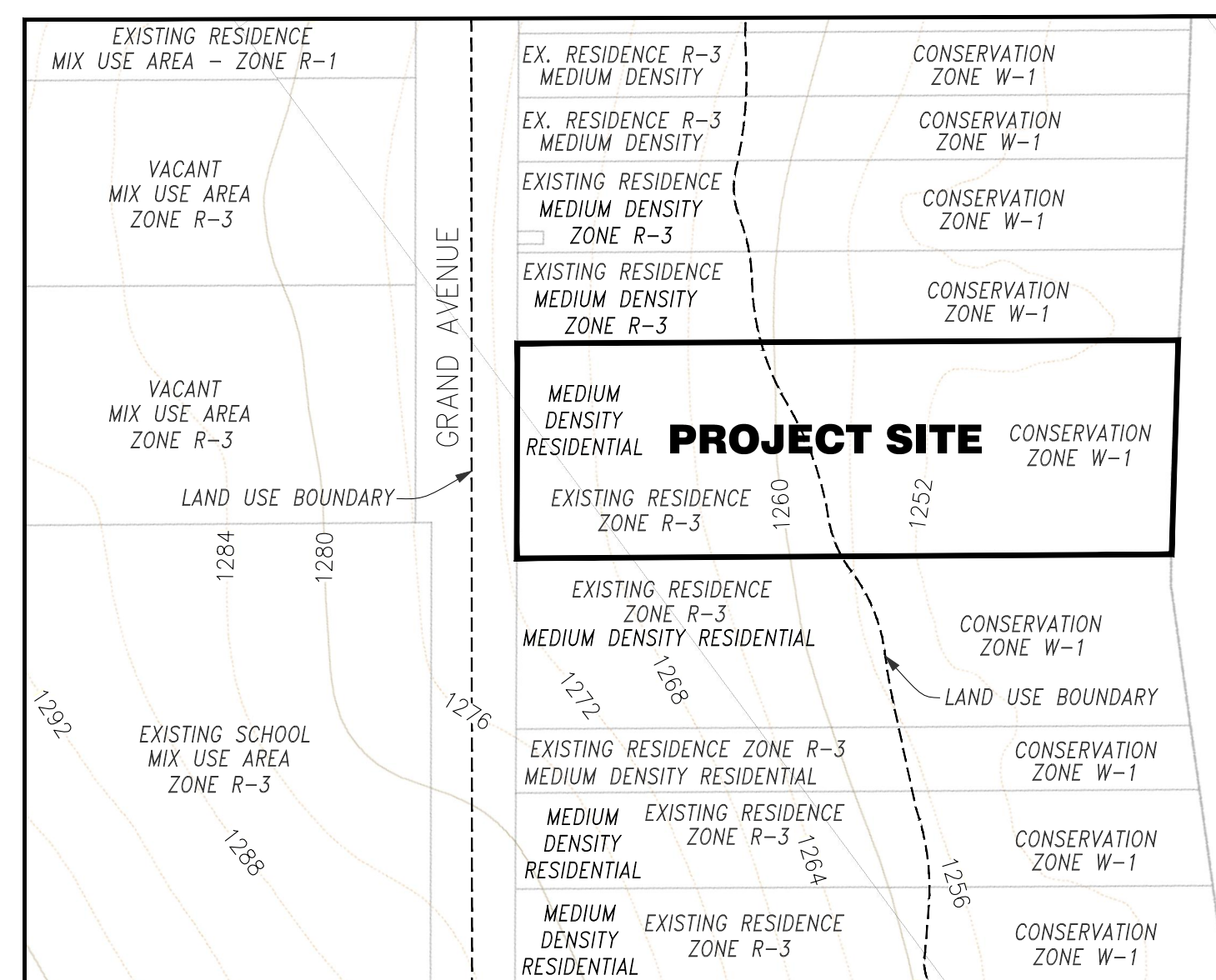
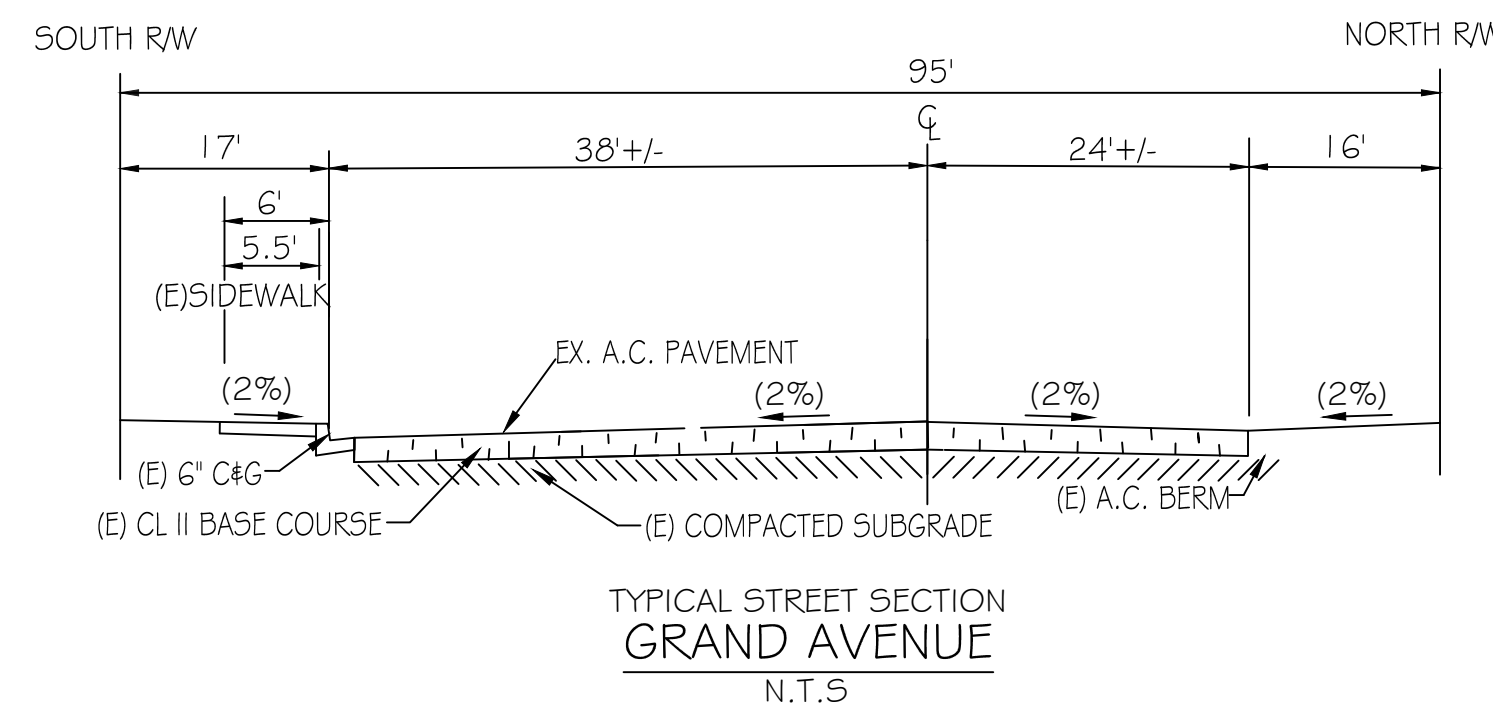
ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS



CASE: TPM38427
EXHIBIT: Tentative Map
DATE: 4/27/2023
PLANNER: Jose Merlan

Meeting
 Comment Agenda
 Final

INDEX MAP
 SCALE: 1" = 40'



EXISTING SITE AND ADJACENT DEVELOPMENTS:
 NOTE: ALL ADJACENT BUILDINGS TO REMAIN.
 SCALE: 1" = 150'

LEGEND & ABBREVIATIONS:

NG	NATURAL GROUND	⊙	SEWER CLEANOUT	⊙	EXISTING MANHOLE
EP	EDGE OF PAVEMENT	⊙	GAS METER	⊙	EXISTING HOUSE
TOP	NATURAL GROUND	⊙	CONCRETE FILLED STEEL POST	⊙	EXISTING PATIO
TOE	NATURAL GROUND	⊙	SEWER MANHOLE	⊙	EXISTING CONCRETE
(99.9)	EXISTING ELEVATION	⊙	ELECTRIC METER	⊙	EXISTING ASPHALT
---	PROPERTY LINE / RIGHT-OF-WAY	⊙	EXISTING TREE	⊙	EXISTING WATER
(9999)	EXISTING CONTOUR MAJOR	⊙	EXISTING POWER POLE	⊙	EXISTING MAILBOX
(9999)	EXISTING CONTOUR MINOR	⊙	EXISTING SEWER PANEL	⊙	EXISTING HOSE BIB
---	EXISTING EDGE OF PAVEMENT	⊙			
---	EXISTING CURB & GUTTER	⊙			
→	SHEET FLOW				

OWNER/APPLICANT: SITE ADDRESS:

DON CHEN
 616 E ALVARADO ST., SUITE B
 FALLBROOK, CA 92028
 PHONE: (858) 519-8390

16242 GRAND AVENUE
 LAKE ELSINORE, CA 92530

ZONE/USE: MAP STATEMENTS:

R-3
 W-1

THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

ASSESSOR'S PARCEL NO.:

381-091-012

ENGINEER / SURVEYOR:

KOLIBRIEN CORP.
 41593 WINCHESTER RD., STE. 200
 TEMECULA, CA 92590
 PHONE: (951) 252-1034
 EMAIL: INFO@KOLIBRIEN.BIZ
 WEBSITE: WWW.KOLIBRIEN.BIZ



LEGAL DESCRIPTION:

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 PER MAP BOOK 8, PAGE 377, LOT: 7 BLOCK: C
 SUBDIVISION NAME: MAP SUBS IN ELSINORE

BASIS OF BEARING:

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 WEST PROPERTY LINE N53°31'12"W PER RS 82/99

BENCHMARK:

RIVERSIDE COUNTY EL-21-80 1 1/2" ALUMINUM CAP IN 6" CONC.
 COLLAR STAMPED RIVERSIDE COUNTY SURV. 1265 EL-21-80
 ELEVATION=(1264.96)

PRELIMINARY EARTHWORK:

APPROXIMATE RAW CUT = 0 C.Y.
 APPROXIMATE RAW FILL = 350 C.Y.

FLOOD ZONE DESIGNATION:

THE PORTION OF THE PROPERTY FOR THE PROPOSED DEVELOPMENT IS IN FLOODWAY AREA ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IS SHOWN ON FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF RIVERSIDE, CALIFORNIA, SHOWN ON COMMUNITY PANEL NUMBER 06065C20386. DATED 8/28/2008.

UTILITY PURVEYORS & SCHOOLS:

WATER SEWER SERVICE: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 SEWER SERVICE: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 TEL / CABLE: VERIZON COMMUNICATIONS
 SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

PLAN NOTES:

- NOT WITHIN THE COUNTY SERVICE AREA.
- SITE IS WITHIN THE CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT.
- SITE HAS A VERY HIGH POTENTIAL FOR LIQUEFACTION.
- SITE IS SUSCEPTIBLE TO SUBSIDENCE.
- SITE IS NOT LOCATED WITHIN ANY KNOWN FAULT.
- SITE DOES NOT HAVE GEOLOGIC HAZARDS.
- SITE IS NOT WITHIN ANY GEOLOGIC SPECIAL STUDIES ZONE.
- SITE IS NOT WITHIN A FLOOD ZONE. SEE FLOOD ZONE DESIGNATION NOTE ON THIS PLAN, SHEET 2 FOR ADDITIONAL INFORMATION.
- EXISTING BUILDINGS SHALL REMAIN IN PLACE.

PARCEL SUMMARY:

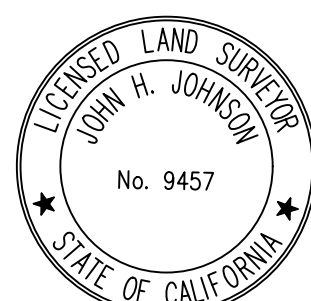
PARCEL 1: LOT FOR RESIDENTIAL PURPOSES
 A. 1.19 GROSS ACRES
 B. 0.38 NET ACRES

PREPARED BY:

JOHN H. JOHNSON
 R.C.E. 83934
 MY REGISTRATION EXPIRES ON 09/30/2023

01/15/22
 DATE PREPARED

KOLIBRIEN
 LAND SURVEYING - CIVIL ENGINEERING - STRUCTURAL ENGINEERING

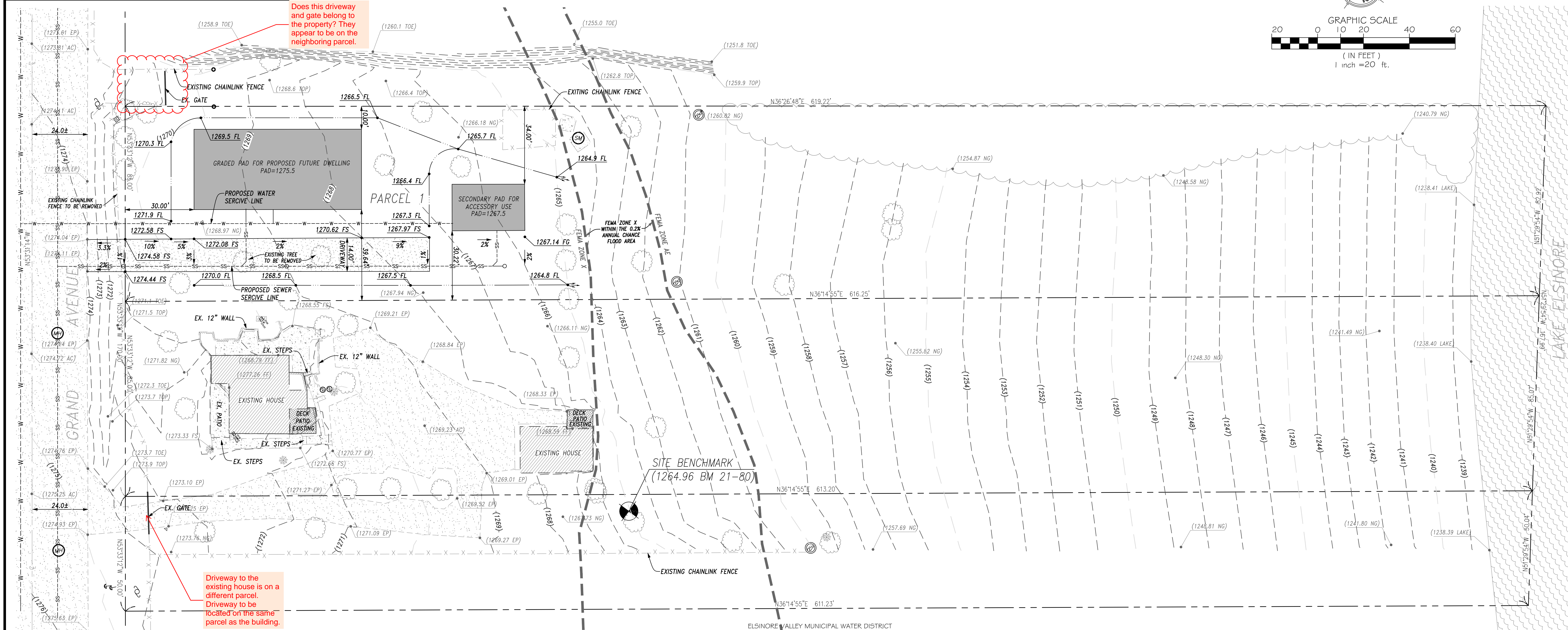
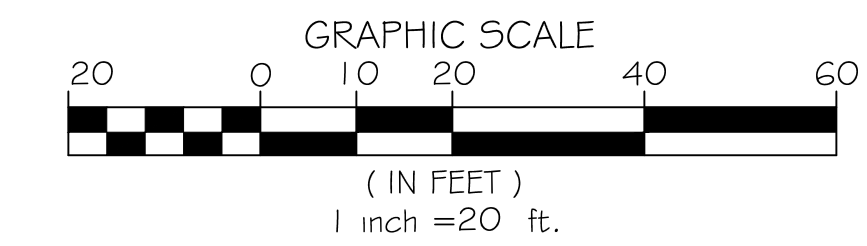
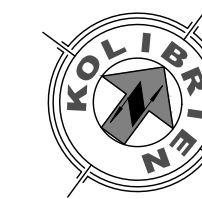


SHEET INDEX:

- TITLE SHEET
- SUBDIVISION MAP NOTES AND TYPICAL SECTIONS
- CONCEPTUAL GRADING PLAN
- ASSESSOR'S PARCEL MAP
- ENGINEERING NOTES & TYP. DETAILS

SHEET
1
OF
2
 File: P01002

#	DATE	REVISION
1	XXXXXX	XXXXXXXX
1	XXXXXX	XXXXXXXX
1	XXXXXX	XXXXXXXX



Grand Avenue is a Major Highway in the General Plan. Provide 59' half width ROW dedication per Standard 93, Ordinance 461.11. Provide typical section and show existing and proposed ROW and improvements.

Case submittal indicates subdivision into 2 lots. Plan shows 3 lots with one of the lots appearing to be less than 1 acre. Show acreage for each proposed parcel.

Clearly show where the proposed driveways are. Access restriction will have to be recorded on Grand Avenue, except for the proposed residential driveways.

SURVEYOR'S NOTES:

- THIS SURVEY WAS COMPLETED BY KOLIBRIEN CORP. OCTOBER 26, 2021.
- THIS PROPOSED PROJECT SITE AREA CONTAINS 1.19 GROSS ACRES.
- IMPROVEMENTS WITHIN OFF-SITE EASEMENTS OR SERVITUDE BENEFITING THE PROPERTY ARE SHOWN ON THE FIELD TOPOGRAPHY.
- NOT ALL UTILITIES LINES ARE SHOWN FOR CLARITY, I.E. TELEPHONE, CABLE AND GAS.
- UTILITIES SHOWN ARE COMPRISED OF RECORD DATA AND FIELD SURVEY MEASUREMENTS.
- RECORD DATA FOR SEWER AND WATER LINES WAS FOUND ON RECORD DRAWINGS, RECORDS OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT.
- RECORD DATA FOR PROPERTY BOUNDARIES AND CENTERLINE MONUMENTS WAS FOUND ON RECORD DRAWINGS RS 82/99, FM 68/79, RS 155/15, RECORDS OF RIVERSIDE COUNTY.
- ALL ADJACENT RECORD BOUNDARY DATA SHOWN HAS BEEN ADJUSTED TO THE SAME BASIS OF BEARING AS THIS MAP.
- WITH EXCEPTION TO MEASURED DISTANCE BETWEEN FOUND SURVEY MONUMENTS, ALL ALL PARCEL AND LOT LINES ARE SHOWN PER RECORD MAPS REFERENCED ABOVE.

ENGINEER'S NOTES:

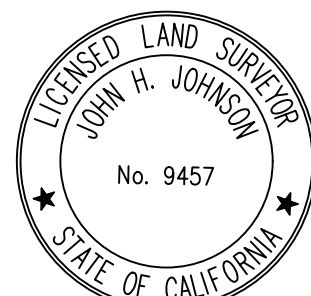
- ALL FINISHED SURFACE GRADES SHALL GRADE TO DRAIN AT 1% MINIMUM.
- EMBANKMENT SLOPES SHALL BE AS NOTED AND 2:1 MAX.
- WATER SERVICE LINE SHALL BE 1 1/2" PVC.
- SEWER SERVICE LINES SHALL BE 4" PVC SDR-35 PIPE AND FITTINGS WITH A GRADE OF 1% UNLESS OTHERWISE NOTED.
- ALL OPEN SPACE AND LANDSCAPE AREAS SHALL DRAIN AT 1% MINIMUM TO LOWEST ADJACENT SPOT ELEVATIONS SHOWN.
- YARD DRAINS ADJACENT TO PROPOSED BUILDINGS SHALL BE A MINIMUM OF 0.3' LOWER THAN THE ADJACENT BUILDING PAD ELEVATION.
- EACH SELF TREATING DMA SHALL BE GRADED SUCH THAT RUNOFF FROM THE ENTIRE AREA IS DIRECTED TO THE AREA DRAIN AND NOT ALLOWED TO FLOW OFF TO THE ADJACENT SIDEWALK, AND NO RUNOFF FROM ANY ADJACENT IMPERVIOUS AREAS FROM OTHER DMAS SHALL BE ALLOWED TO FLOW TO SELF-TREATING DMA.
- RETAINING CURBS/GEGRID SOIL RETAINING MESH (GW) SHALL BE PROVIDED AROUND BUILDING PERIMETERS AND BASIN PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER THAN THE BUILDING PAD ELEVATIONS AS NOTED ON THE PLANS AND SECTIONS.
- A LICENSED PLUMBER SHALL DESIGN THE ROOF DRAINAGE SYSTEM WITH ROOF GUTTERS AND DOWNSPOUTS.

LEGEND & ABBREVIATIONS:

NG	NATURAL GROUND
EP	EDGE OF PAVEMENT
TOP	NATURAL GROUND
TOE	NATURAL GROUND
(99.9)	EXISTING ELEVATION
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=====	EXISTING CURB # GUTTER
→	SHEET FLOW
⊙	SEWER CLEANOUT
⊙	GAS METER
⊙	CONCRETE FILLED STEEL POST
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⊙	ELECTRIC METER
⊙	EXISTING TREE
⊙	EXISTING POWER POLE
⊙	EXISTING SEWER PANEL
⊙	EXISTING MANHOLE
⊙	EXISTING HOUSE
⊙	EXISTING PATIO
⊙	EXISTING CONCRETE
⊙	EXISTING ASPHALT
⊙	EXISTING WATER
⊙	PROPOSED BUILDING
⊙	EXISTING MAILBOX
⊙	EXISTING HOSE BIB

PREPARED BY:

JOHN H. JOHNSON R.C.E. 83934 DATE PREPARED 01/15/22
 MY REGISTRATION EXPIRES ON 09/30/2023



KOLIBRIEN
 LAND SURVEYING - CIVIL ENGINEERING - STRUCTURAL ENGINEERING