



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: June 20, 2023

TO:

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

Surveyor
Building & Safety – Plan Check
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Riv. Co. Waste Resources Dept.
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Gruytch
Western Municipal Water District (WMW)

Southern California Edison Co. (SCE)
Southern California Gas Co.
Caltrans District #8
City of Elsinore: Planning Department
Lake Elsinore Unified School District

PRE-APPLICATION REVIEW NO. 230039 (PAR 230039) – Applicant: Brince Luo – Engineer/Representative: Richard Finkel – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Policy Area: Warm Springs Policy Area – Community Development: Light Industrial (CD:LI) – Location: north of SH-74, south of Nichols Way, east Haygood Way of, and west of Crater Drive – 11.65 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) for Parcels 1 thru 4 – **REQUEST:** PAR 230039 is for conceptual review of a site plan and building design for a new 12-building industrial park to be developed in two phases. The industrial buildings range in size from 20,350 to 44,800 square feet. A lot line adjustment for Parcels 1 and 2 and a request to allow all parcels to retain the zoning designation of M-SC (Note: Hwy. 74 Community Plan would change the land use for all Parcels to Commercial Retail (C-R). APN: 347-130-023, -024, -025, -032 – Related Cases: N/A- Project Planner: Kim Zuppiger at 951-955-6646 or email at kzuppiger@rivco.org **BBID:062-298-386**

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 Land Management System (LMS) 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 LMS routing on or before the DAC date shown below.

This case is scheduled for **DAC meeting on July 6, 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.

Any questions regarding this project, should be directed to Kim Zuppiger, Project Planner at (951) 955-6646, or e-mail at kzuppiger@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

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.



PROJECT DATA

ADDRESS 1: 347-100-004, 347-100-005, 347-100-025
 ADDRESS 2: 347-100-026, 347-100-027
 ADDRESS 3: 347-100-028
 EXISTING ZONING: M-32
 OVERLAP: N/A
 EXISTING SET AREA:
 PARCEL 1: 477,470.32
 PARCEL 2: 477,470.32
 PARCEL 3: 477,470.32
 PARCEL 4: 477,470.32
 TOTAL: 1,900,000.00
 TOTAL ACRES: 43.50
 TOTAL S.F.: 1,900,000.00

BUILDING / PARKING DATA

BUILDING	TOTAL S.F.	CONCRETE	STEEL	ALUMINUM	GLASS	STATUS
1	44,800 S.F.	1,000	43,800 S.F.			88
2	25,150 S.F.	1,000	24,150 S.F.			28
3	27,200 S.F.	1,000	26,200 S.F.			48
4	20,500 S.F.	1,000	19,500 S.F.			20
5	20,350 S.F.	750	19,600 S.F.			23
6	21,000 S.F.	750	20,250 S.F.			23
7	21,000 S.F.	750	20,250 S.F.			23
8	21,250 S.F.	750	20,500 S.F.			24
9	20,700 S.F.	750	20,000 S.F.			23
10	20,250 S.F.	750	19,500 S.F.			24
11	22,000 S.F.	750	21,250 S.F.			24
12	22,500 S.F.	750	21,750 S.F.			25
TOTAL	257,400 S.F.	9,750 S.F.	247,650 S.F.			346

REMARKS

1. -7'-0" HOI METAL FINISH
2. SLAB ON GRADE CONCRETE
3. 2'-0" VEHICLE PARKING OVERHANGS
4. WALKWAY ACCESSIBLE TO ALL
5. TRUCK DOCKS FOR INDUSTRIAL SERVICE
6. NEW DRIVEWAY APPROACH PER COUNTY STD. 3079
7. OVERHEAD DOOR
8. POLE MOUNTED LIGHT
9. ACCESSIBLE TO CHANGING STATION STALL
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11. ACCESSIBLE TO CHANGING STATION STALL
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LEGEND	<ul style="list-style-type: none"> CONCRETE STEEL ALUMINUM GLASS ASPHALT GRASS LANDSCAPE UTILITY EXISTING PROPOSED
CONSTRUCTION TYPES	TBD
PROPOSED OCCUPANCY TYPES	S & B
TOTAL LANDSCAPED AREA	XXXXXX
REQUIRED STALL/PARKING COUNT BASED UPON INDUSTRIAL USE AND MATERIALS HANDLING REQUIREMENTS PER ORDINANCE NO. 54824(S)	
PROJECT NUMBER	187-00-025
PROJECT NAME	EL TORO INDUSTRIAL PARK
DATE	7/26/2023
DRAWN BY	XXX
CHECKED BY	XXX
SCALE	AS SHOWN

BUNNY-FINNEK ARCHITECTS
 1000 N. CENTRAL AVENUE, SUITE 200
 CHICAGO, IL 60642
 P: 773.465.5555
 F: 773.465.5556
 E: info@bunnyfinnek.com
 WWW.BUNNYFINNEK.COM

EL TORO INDUSTRIAL PARK
 INTERSECTION OF
 EL TORO CUTOFF
 AND FRONTAGE ROAD
 CHICAGO, ILLINOIS, USA
 DRAWN BY:
 CORPORATE: LDC
 CONSULTANT: LDC

PROJECT DATA
 PROJECT NO.: 22-1796
 LAST DATE: 05-17-23
 REV.: 01
 DATE: 05-17-23
 SHEET TITLE:
 SHEET:
A1.1

