



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): PPT230046
PLANNER NAME and CONTACTS (phone / email): Jose Merlan; jmerlan@rivco.org; 951-566-0314
DISTRICT No.: 2 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned):
BLUEBEAM FILES LOCATION (add hyperlink or server path): Y:\Planning Case Files-Riverside office\PPT230046\Exhibits & Pictures **+**

REQUESTED DAC DATE (e.g. July 13, 2023): July 18, 2024

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:")

☒ 01 - Planning ☒ 04 - Biology ☒ 07 - WQMP ☒ 08 - Development Review
☒ 02 - Geology ☒ 05 - Cultural Transportation: ☒ 09 - Traffic Study ☒ 10 - Landscaping
☒ 03 - Paleontology ☒ 06 - Parks, Open Space and Trails ☒ 11 - Grading
☒ 12 - Building/Safety: Plan Check
Environmental Health: ☒ 13 - Riverside ☐ 14 - Palm Desert ☒ 18 - Flood Control
Fire: ☒ 15 - Riverside ☐ 16 - Palm Desert ☐ 17 - Idyllwild ☒ 19 - Waste Resources Management
34 - Board of Supervisors: Supervisor Karen Spiegler 35 - Planning Commission: Commissioner Marissa Gruytch

Other (Fill in name(s) of agencies and/or entities): March Reserve Airforce Base and ALUC

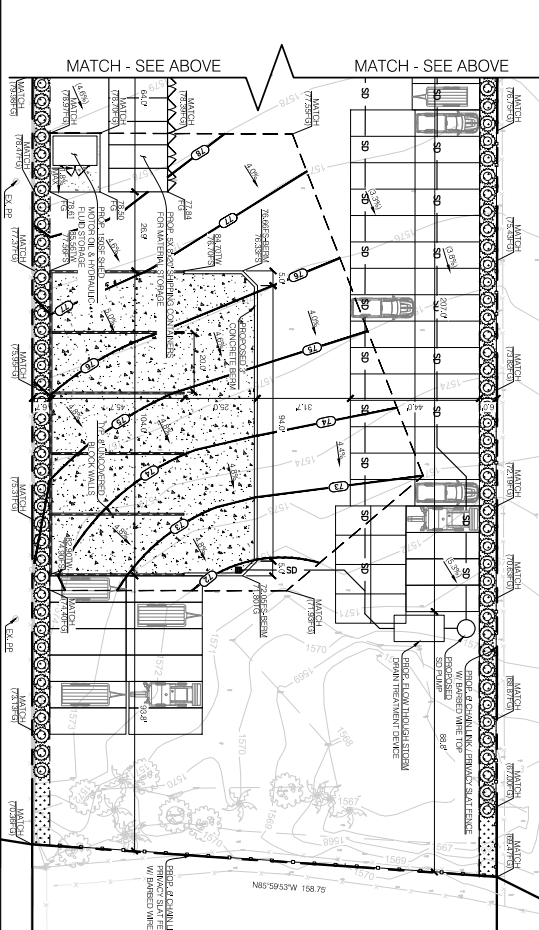
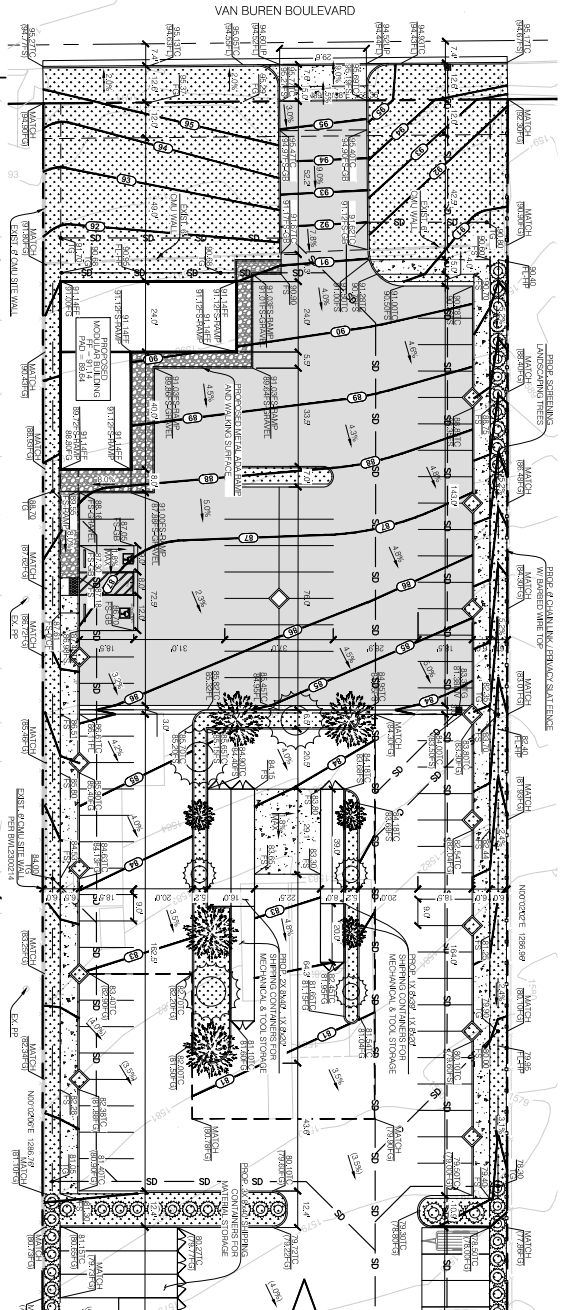
PROJECT STRIP (Fill in below):

PLOT PLAN NO. 230046 (PPT230046) – Applicant: Robert Grosse Engineer/Representative: AJ Calabrese- Second Supervisorial District – Woodcrest Zoning District – Lake Matthews Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR)– Location: Easterly of Ridgeway Avenue, Southerly of Hibiscus Ave. Westerly of Dauchy Avenue, Northerly of Van Buren Blvd at 18308 Van Buren Boulevard – 2.45 Gross Acres – Zoning: Commercial Office (C-O) and Scenic Highway Commercial (C-P-S) – REQUEST: PPT230046 is request to operate a landscape and irrigation contractor storage yard. Two modular offices (720 sq. ft. and 2,400 sq. ft.) along with employee and visitor parking will be located at the front of the property. Materials that will be stored on-site include organic soil and surface products. Aggregate and mulch will be stored in concrete enclosed bins and hazardous materials including motor oil, hydraulic fluid, waste hydraulic fluid and waste oil will be stored in a secure storage building. Equipment that will be parked overnight includes 25 trucks, 2 International 4200 delivery trucks (larger panel trucks), four (4) small bobcats, six (6) Bobcat mini excavators, four (4) hand **+**

REVIEWER COMMENTS (Fill in below):



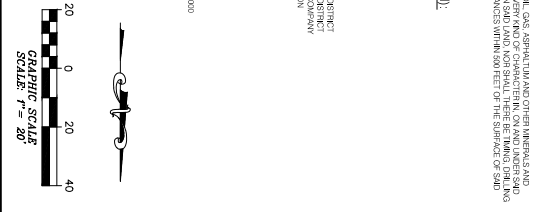
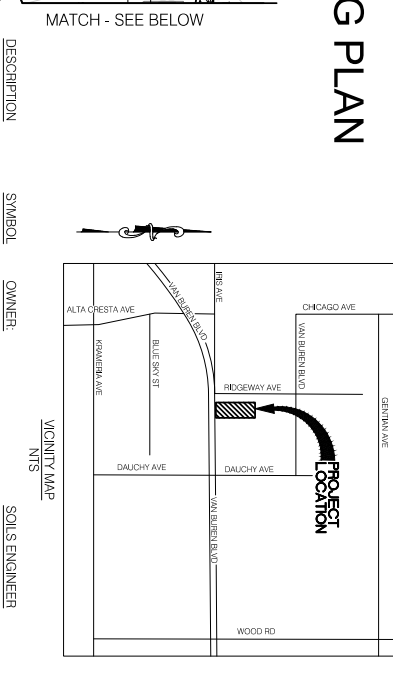
IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FAIRWAY LANDSCAPE - CONCEPTUAL GRADING PLAN



- PROJECT NOTES**
1. THOMAS BROTHERS CONCEPTS PAGE 16, GRID C16.
 2. THE PROJECT HAS NO CONVEYING AS OF RECORDING THE PROJECT IS LOCATED IN ZONE D - AREA OF UNDEVELOPED LAND - HAZARD.
 3. NOT SUBJECT TO LOCAL FACTORY SUBSIDENCE OR OTHER GEOLOGICAL HAZARDS. SUB PROPERTY IS NOT AN SPECIAL STUDY ZONE.
 4. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO THE COUNTY OF RIVERSIDE CODE REQUIREMENTS. AREAS WHERE GRADING IS ACCORDING PROPERTY OWNER. LAYOUT WILL REQUIRE CONSTRUCTION FROM.
 5. NO EXISTING STRUCTURES ARE LOCATED ON SITE.
 6. ALL SLOPES ARE AT A MINIMUM OF 2:1 RATIO.
 7. ALL THE EXISTING UTILITIES WITHIN THE PROJECT SITE ARE ROUTED IN THE EXISTING UTILITIES FOR WATER QUALITY TREATMENT AND RETENTION DEVELOPMENT OF THE 100-YEAR STORM RUNOFF QUANTITY.
 8. TOTAL NUMBER OF LOTS: 1
 9. TOTAL GROSS LOT AREA: 107,000 SF / 2.48 ACRES
 10. TOTAL NET LOT AREA: 107,000 SF / 2.48 ACRES
 11. THERE ARE NO EXISTING UTILITIES OR PRIVATE WASTE SYSTEMS ON THE SITE OR WITHIN 200' OF SUBURBAN BOULEVARD.
 12. THERE ARE NO EXISTING OVERHEAD UTILITIES.
 13. THERE ARE NO EXISTING OVERHEAD UTILITIES.
 14. THERE ARE NO EXISTING OVERHEAD UTILITIES.
 15. THERE ARE NO EXISTING OVERHEAD UTILITIES.

- ABBREVIATIONS**
- EXISTING SCREENING WALL
 - EXISTING CONTOUR
 - EXISTING CULVERT
 - EXISTING SITE WALL
 - EXISTING CHAIN LINK FENCE
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE
 - PROPOSED ASPHALT
 - PROPOSED GRAVEL
 - PROPOSED MODULAR BUILDING
 - PROPOSED FENCE
 - PROPOSED CONTOUR
 - PROPERTY LINE
 - PROPERTY SETBACKS
 - PROPOSED MATCH LINE
 - PROPOSED SCREENING TREES
- PROJECT DESCRIPTION**
- THE PROJECT PROPOSES THE DEVELOPMENT OF AN INDUSTRIAL/COMMERCIAL/RESIDENTIAL DEVELOPMENT. THE PROJECT IS LOCATED IN ZONE D - AREA OF UNDEVELOPED LAND - HAZARD. THE PROJECT IS NOT SUBJECT TO LOCAL FACTORY SUBSIDENCE OR OTHER GEOLOGICAL HAZARDS. SUB PROPERTY IS NOT AN SPECIAL STUDY ZONE. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO THE COUNTY OF RIVERSIDE CODE REQUIREMENTS. AREAS WHERE GRADING IS ACCORDING PROPERTY OWNER. LAYOUT WILL REQUIRE CONSTRUCTION FROM. ALL SLOPES ARE AT A MINIMUM OF 2:1 RATIO. ALL THE EXISTING UTILITIES WITHIN THE PROJECT SITE ARE ROUTED IN THE EXISTING UTILITIES FOR WATER QUALITY TREATMENT AND RETENTION DEVELOPMENT OF THE 100-YEAR STORM RUNOFF QUANTITY. TOTAL NUMBER OF LOTS: 1. TOTAL GROSS LOT AREA: 107,000 SF / 2.48 ACRES. TOTAL NET LOT AREA: 107,000 SF / 2.48 ACRES. THERE ARE NO EXISTING UTILITIES OR PRIVATE WASTE SYSTEMS ON THE SITE OR WITHIN 200' OF SUBURBAN BOULEVARD. THERE ARE NO EXISTING OVERHEAD UTILITIES. THERE ARE NO EXISTING OVERHEAD UTILITIES. THERE ARE NO EXISTING OVERHEAD UTILITIES.
- ADJACENT PARCELS**
- LAND USE: ZONING: 4-1-1
OWNER: WESTERN MANUFACTURING WATER DISTRICT
ADDRESS: 18308 VAN BUREN BLVD
CITY: RIVERSIDE
COUNTY: RIVERSIDE
STATE: CA 92504
- EARTHWORK CALCULATIONS**
- CUT: 483 CY
FILL: 483 CY
TOTAL: 966 CY
COST: \$150,000.00
- UTILITY PROVIDERS**
- WATER: WESTERN MANUFACTURING WATER DISTRICT
SEWER: WESTERN MANUFACTURING WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison
CABLE: SOUTHERN CALIFORNIA Edison
TELEPHONE: SOUTHERN CALIFORNIA Edison
GAS: SOUTHERN CALIFORNIA Edison
WASTE: SOUTHERN CALIFORNIA Edison

- OWNER:**
FAIRWAY LANDSCAPE & HIRSHMAN INC.
1001 VAN BUREN BLVD, SUITE A
RIVERSIDE, CA 92504
CONTACT: SCOTT SHERRO
P: 952-394-1441
- CIVIL ENGINEER / PREPARED:**
COMMERCIAL DEVELOPMENT RESOURCES
1001 VAN BUREN BLVD, SUITE A
RIVERSIDE, CA 92504
CONTACT: SCOTT SHERRO
P: 952-394-1441
- APPLICANT:**
DESIGN DEVELOPMENT CONSTRUCTION INC
1001 VAN BUREN BLVD, SUITE A
RIVERSIDE, CA 92504
CONTACT: SCOTT SHERRO
P: 952-394-1441
- MODULAR BUILDING DESIGNER:**
MODULAR BUILDING DESIGNERS
1001 VAN BUREN BLVD, SUITE A
RIVERSIDE, CA 92504
CONTACT: SCOTT SHERRO
P: 952-394-1441
- LEGAL DESCRIPTION:**
THE PROJECT IS LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE PROJECT IS NOT SUBJECT TO LOCAL FACTORY SUBSIDENCE OR OTHER GEOLOGICAL HAZARDS. SUB PROPERTY IS NOT AN SPECIAL STUDY ZONE. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO THE COUNTY OF RIVERSIDE CODE REQUIREMENTS. AREAS WHERE GRADING IS ACCORDING PROPERTY OWNER. LAYOUT WILL REQUIRE CONSTRUCTION FROM. ALL SLOPES ARE AT A MINIMUM OF 2:1 RATIO. ALL THE EXISTING UTILITIES WITHIN THE PROJECT SITE ARE ROUTED IN THE EXISTING UTILITIES FOR WATER QUALITY TREATMENT AND RETENTION DEVELOPMENT OF THE 100-YEAR STORM RUNOFF QUANTITY. TOTAL NUMBER OF LOTS: 1. TOTAL GROSS LOT AREA: 107,000 SF / 2.48 ACRES. TOTAL NET LOT AREA: 107,000 SF / 2.48 ACRES. THERE ARE NO EXISTING UTILITIES OR PRIVATE WASTE SYSTEMS ON THE SITE OR WITHIN 200' OF SUBURBAN BOULEVARD. THERE ARE NO EXISTING OVERHEAD UTILITIES. THERE ARE NO EXISTING OVERHEAD UTILITIES. THERE ARE NO EXISTING OVERHEAD UTILITIES.



CONCEPTUAL GRADING PLAN

SHEET

CG-01

01 OF 01

REVISIONS	DATE	BY	DESCRIPTION
1	10/20/2020	DZ	INITIAL DESIGN
2	10/20/2020	DZ	REVISIONS
3	10/20/2020	DZ	REVISIONS
4	10/20/2020	DZ	REVISIONS
5	10/20/2020	DZ	REVISIONS
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