



8/14/19 5:03pm

# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

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

DATE: August 14, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section

Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Shaffer  
City of Lake Elsinore Sphere of Influence  
Western Municipal Water District (WMWD)

**PLOT PLAN NO. 190023** - Applicant: David Schneider – Engineer/Representative: Advanced Civil Group c/o Steve Austin – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD: LI) – Location: North of Highway 74, East of Crater Drive, and West of Trellis Lane – 4.14 Net Acres - Zoning: Manufacturing – Service Commercial (M-SC) - **REQUEST:** Plot Plan No. 190023 proposes a business commerce center which would include the following: Building A would consist of a 11,137 sqft. industrial office building with 1,000 sqft. caretakers unit; Building B as shared building consisting of a 3,072 sqft. industrial office and a 4,393 sqft. self-storage unit facility; Building C would consist of a 4,714 sqft. self-storage unit facility; and Building D would consist of a 5,315 sqft. self-storage unit facility. Additionally the proposed Project would consist of a covered/uncovered RV storage facility area north of the dry creek that runs through the subject property. Separate access to be provided from Crater Drive, through west neighboring facility (PP20247) to proposed RV storage facility. Neighboring facility under same ownership of the proposed Project applicant. Project proposes 66 parking spaces to service the various business uses on site (including 3 disabled person and 3 electric vehicle parking spaces). The Project also consists of 5 bio-retention basins. – APN: 347-100-017 – **Related Projects: PAR190011, PP20247-neighboring facility** – **BBID: 032-477-820**

DATE: 8/15/19

SIGNATURE:

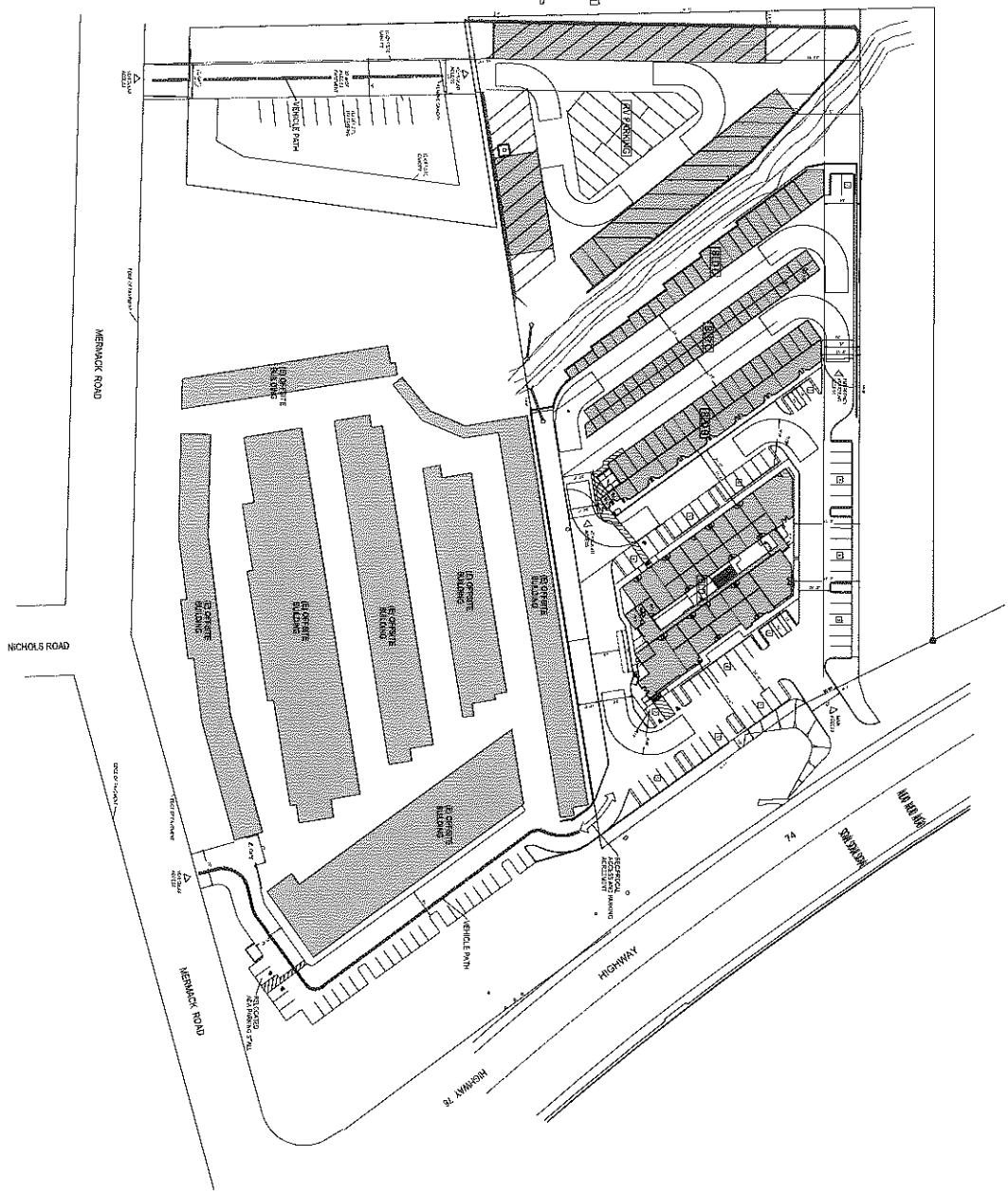
PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

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.*







A1.2

SITE PLAN  
ADJACENT SITE ACCESS

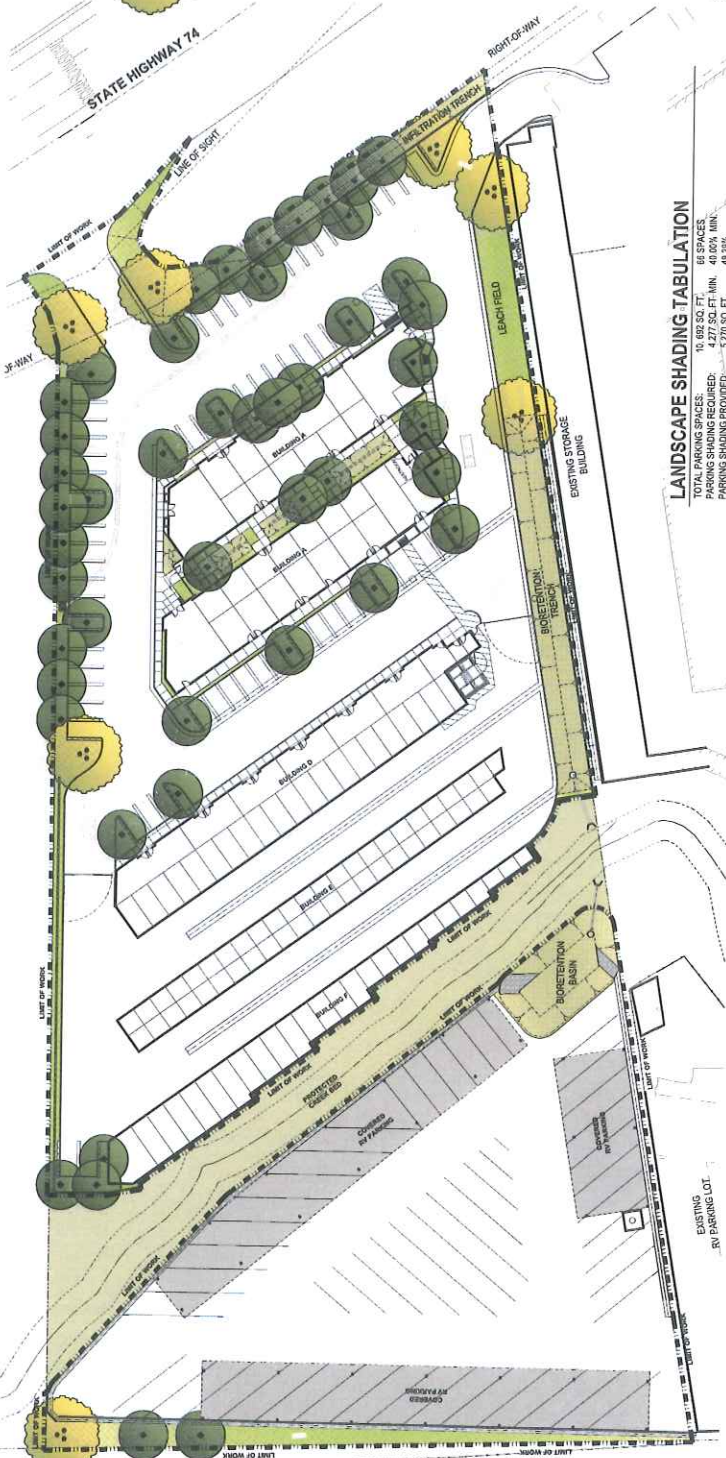

  
 HIGHWAY 74 COMMERCE CENTER  
 APN 347-100-017-9  
 LAKE ELSINORE, CA.

OWNER:  
 DAVID SCHNEIDER  
 1801 AVENIDA SALVADOR  
 SAN CLEMENTE, CA. 92672  
 (949) 350-1045  
 DASCHNEIDER@LIVE.COM



# PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / FORM	WILDCOLS REG. CLASS
	ARABIDOPSIS LIMO (STRAWBERRY TREE)	24" BOX / MULTI TRUNK	LOW
	PARSONIA DESERT MUSEUM (THORNLESS PALM VERBE)	24" BOX / MULTI TRUNK	LOW
	PAULOWNIA (AFRICAN SUIAC)	24" BOX / STANDARD TRUNK	LOW
	MACRODORUM (ANGUS-CAT) (CATS CLAW)	FIVE GALLON / STRIP	LOW
	AGAVE ATTENUATA (FOXTAIL AGAVE)	FIVE GALLON	LOW
	AGAVE BLUE GLOW (BLUE GLOW AGAVE)	FIVE GALLON	LOW
	AGAVE PARRY (MESCAL AGAVE)	FIVE GALLON	LOW
	CALLISTACHO VAMALUS LITTLE JERRY (DWARF BOTTLE BRUSH)	FIVE GALLON	MODERATE
	DIANELEA TEXANUS YAREGATA (WARRIATED FLAX LILY)	ONE GALLON	MODERATE
	LANTANA MONTEVIDENSIS NEW GOLD (NEW GOLD TRAILING LANTANA)	ONE GALLON	LOW
	LEUCOPHYLLUM FROESCHENS CANDIDUM THUNDER CLOUD (THUNDER CLOUD TEXAS RANGER)	FIVE GALLON	LOW
	MASSELLA TEXANUS (MEXICAN FEATHER GRASS)	ONE GALLON	LOW
	NERUM CLEANDER LITTLE RED (RED CLEANDER)	FIVE GALLON	LOW
	NERUM CLEANDER PETITE PINK (PINK DWARF CLEANDER)	FIVE GALLON	LOW
	FRUNUS CAROLINAM BRIGHT 'N TIGHT (COMPACT CAROLINA BRUSH-CHERRY)	FIVE GALLON	MODERATE
	BACCHARIS PALLIARIS THIN FEARS (DWARF COYOTE BRUSH)	FROM FLATS 18" ON CENTER	LOW
	HYPOCHOERIS PARVIFLORA RUTIN CREEK (PROSTRATE HYPOCHOERIS)	FROM FLATS 18" ON CENTER	LOW
	CALIFORNIA WIDE OPEN MIXTURE FROM SEED COMPANY	5 - 7 LBS. PER 1,000 SQ. FT.	MODERATE
	PACIFIC MOUNTAIN MIXTURE FROM STORER SEED COMPANY	6 OZ. PER 1,000 SQ. FT.	MODERATE



## LANDSCAPE SHADING TABULATION

TOTAL PARKING SPACES: 15, 682 SQ. FT. 68 SPACES  
 TOTAL PLANTING REQUIRED: 4,277 SQ. FT. MIN. 40 80% MIN. 49 25%  
 PARKING SHADING PROVIDED: 4,270 SQ. FT.

## LANDSCAPE CONCEPT

THIS PROJECT IS LOCATED ALONG STATE HIGHWAY 74, NORTHWEST OF INTERSTATE HIGHWAY 15 IN A RURAL SETTING OF NATURAL ENVIRONMENT. THE LANDSCAPE CONCEPT AND COUNTY OF RIVERSIDE DEVELOPMENT REQUIREMENTS. DROUGHT-TOLERANT PLANT MATERIALS WERE SELECTED FROM THE AVAILABLE FRIENDLY PLANS LIST AND FROM THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) TO MEET THE COUNTY OF RIVERSIDE DROUGHT-TOLERANT LANDSCAPE WILL COMPLY WITH THE COUNTY OF RIVERSIDE ORDINANCE 889 AND 848, SECTION 18.12.

STATE HIGHWAY 74 RIGHT-OF-WAY AREAS WILL BE HYDROSEEDED WITH CALIFORNIA ANNUAL AND PERENNIAL FLOWERS AND GRASSES TO PROVIDED EROSION CONTROL TO THE DISTURBED AREAS. THE SEED MIXTURE WILL BE DROUGHT-TOLERANT AND NON-FLAMMABLE.

THE OPEN SPACE AREA BETWEEN THE FRONTING (SOUTHERN V) DEVELOPMENT AND REAR (NORTHERN V) PARKING AREA IS TO REMAIN A NATURALIZED DRAINAGE CORRIDOR. A SIX FEET (6' HIGH) CHAINLINK FENCE IS PROPOSED AND WILL PROVIDE SAFETY AND SECURITY TO THESE AREAS.

BLUE BROWN FIELD AREAS WILL BE HYDROSEEDED WITH CALIFORNIA ANNUAL AND PERENNIAL FLOWERS AND GRASSES TO PROVIDED EROSION CONTROL TO THE DISTURBED AREAS.

INFILTRATION TRENCHES AND LEACH FIELDS ALL INFILTRATION / LEACHING AREAS ARE PROVIDED TO ACCEPT STORM WATER. SIDE SLOPES AND AREAS WILL BE HYDROSEEDED WITH DROUGHT-TOLERANT PLANTS AND MEADOW GRASSES TO FILTER POLLUTANTS AND ALLOW THE RECHARGE OF THE GROUND WATER SUPPLY.

PARKING AREAS PARKING SPACES AND DRIVE AISLES WILL BE SCREENED FROM STATE HIGHWAY 74 WITH ARVUS LAMCEA AND BIRCH TREES AND FOUR FEET (4' HIGH) LEUCOPHYLLUM FROESCHENS PLANTINGS. THE SHADE TREES WILL MEET THE COUNTY OF RIVERSIDE SHADING REQUIREMENTS FOR PARKING SPACES.

## PLANTING NOTES

1. PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE WORK, VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT (800) 472-4333 A MINIMUM OF TWO (2) WORKING DAYS BEFORE WORK IS SCHEDULED TO BEGIN.
2. ALL PLANTINGS SHALL BE SCHEDULED TO BEGIN WITHIN A MINIMUM OF 24 HOURS OF THE DATE AWAY FROM BUILDINGS AND TOWARDS STORM DRAIN INLETS.
3. ALL LANDSCAPE AREAS SHALL BE GRADDED TO PROVIDE A MINIMUM OF 2% POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS STORM DRAIN INLETS.
4. ALL PLANT MATERIAL QUALITY AND PLACEMENT SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT.
5. LONG-TYPE ROOT BARRIERS ARE TO BE INSTALLED ALONG FINING EDGES WHERE TREES ARE LOCATED CLOSER THAN FIVE FEET (5') AS REQUIRED.
6. PROVIDE 3" WALKON TYPE SHREDDED BARK MULCH LAYER FOR ALL TREES, VINES, SHRUBS AND PERENNIALS.
7. SEE ARCHITECTURAL DRAWINGS FOR WALL AND FENCE LOCATIONS.
8. SEE CIVIL ENGINEER'S PLANS FOR GRADING, DRAINAGE STRUCTURES, RETENTION AREAS, ETC.
9. THE MAINTENANCE AUTHORITY AGREEMENT LETTER IS TO BE PROVIDED BY THE PROJECT OWNER.

## IRRIGATION NOTES

1. A NEW DOMESTIC WATER METER BACKFLOW-PREVENTION DEVICE AND IRRIGATION MAINLINES WILL BE INSTALLED AT THE PROPERTY ENTRANCE TO THE PROJECT.
2. NEW RECESSED AUTOMATIC REMOTE CONTROL VALVES SHALL BE INSTALLED AT THE PROPERTY ENTRANCE TO THE PROJECT.
3. IRRIGATION WILL BE PROVIDED TO ALL LANDSCAPED AREAS, EXCEPT WHERE NOTED WITH INLINE DRIP IRRIGATION TUBING AND / OR LOW-FLOW POP-UP SPRAY HEADS WITH ROTARY-STREAM ENCLOSURE.
4. A NEW WEATHER-BASED "SMART" CONTROLLER WILL BE INSTALLED IN A STAINLESS-STEEL ENCLOSURE.
5. ALL IRRIGATION WILL CONFORM WITH AS181 (EFFICIENT WATER USE REQUIREMENTS).

## STATEMENT OF COMPLIANCE

LANDSCAPE PLANS WILL MEET THE REQUIREMENTS OF THE FOLLOWING:  
 THE COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPING ORDINANCE  
 THE COUNTY OF RIVERSIDE LANDSCAPE MANUAL

I, AN EXISTING FIRM, AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENTS AS DESCRIBED PREPARED IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN COMPLIES WITH THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.

STEPHEN MICHAEL STAVELLES  
 CALIFORNIA-REGISTERED LANDSCAPE ARCHITECT NO. 5688  
 DATE: 07/26/2019



**ADVANCED CIVIL GROUP**  
 ADVANCED CIVIL GROUP INC.  
 30251 GOLDEN LANTERN  
 SUITE E FIVE 251  
 LAGUNA HILLS, CA 92657  
 (866) 338-5778 PHONE  
 WWW.ADVANCEDCIVILGROUP.COM

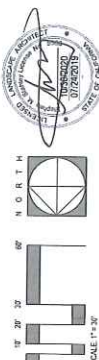
# HIGHWAY 74 INDUSTRIAL / OFFICE COMMERCIAL CENTER

A.P.N.: 347-100-017-9  
 LAKE ELSINORE, CALIFORNIA

**DAVID YORK ARCHITECT**  
 403 CALLE CAMPANERO  
 SAN CLEMENTE, CA 92673  
 (949) 887-9034 TELEPHONE  
 yorkarch@yahoo.com

## PRELIMINARY LANDSCAPE CONCEPT PLAN

JULY 23, 2019



**STEPHEN MICHAEL STAVELLES**  
 CALIFORNIA LANDSCAPE ARCHITECT  
 4643 MCFARLAND STREET  
 RIVERSIDE, CA 92506  
 (951) 384-9071  
 smslarch@gmail.com