



# RIVERSIDE COUNTY PLANNING DEPARTMENT

10/2/19  
5:31pm

*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: October 4, 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: 1<sup>st</sup> District – Shaffer  
City of Lake Elsinore Sphere of Influence  
Western Municipal Water District (WMWD)

**PLOT PLAN NO. 190027** - Applicant: JJJ Hwy 74, LLC. – Engineer/Representative: Ventura Engineering Inland Inc. c/o Wilfredo Ventura – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Warm Springs Policy Area: Community Development: Light Industrial (CD: LI) – Location: North of Highway 74, west of Crater Drive, east of El Toro Road Cutoff, and south of Mermack Avenue – 4.31 Net Acres - Zoning: Manufacturing – Service Commercial (M-SC) - **REQUEST:** Plot Plan No. 190027 proposes an industrial park complex comprised of four industrial buildings to include the following: Building 1 would consist of a 16,986 sqft. Industrial building with five warehouse suites (totaling 15,096 sqft.) and five offices and restrooms (totaling 1,890 sqft.); Building 2 would consist of a 22,461 sqft. industrial building with six warehouse suites (totaling 20,193 sqft.) and six offices and restrooms (totaling 2,268 sqft.); Building 3 would consist of a 20,394 sqft. Industrial building with six warehouse suites (totaling 18,126 sqft.) and six offices and restrooms (totaling 2,238 sqft.); and Building 4 would consist of a 5,512 sqft. industrial building with two warehouse suites (totaling 4,744 sqft.) and two offices and restrooms (totaling 768 sqft.). Project proposes 86 parking spaces to service the industrial park complex (including 6 disabled person and 4 electric vehicle parking spaces). The Project also consists of a WQMP basin and four trash enclosures. – APN: 347-090-044 – Previous Projects: HANS01642, PP25342, CPM01713, & LLA05336 – **BBID: 186-177-235**

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.*

COMMITTEE	DATE	DESCRIPTION



### PLANT PALETTE:

SITE TREES	GROUNDCOVERS
<ul style="list-style-type: none"> <li>ADONIS PLATANUS</li> <li>ARBOREUS YUCCA</li> <li>CELESTINE PAVANUS</li> </ul>	<ul style="list-style-type: none"> <li>PERUVIAN TREE</li> <li>STRAWBERRY TREE</li> <li>ARIZONIAN HILLTOP</li> </ul>
SITE SHRUBS:	GROUNDCOVERS:
<ul style="list-style-type: none"> <li>CELESTINE PLANT</li> <li>ADONIS PLATANUS</li> <li>ARBOREUS YUCCA</li> <li>CELESTINE PAVANUS</li> </ul>	<ul style="list-style-type: none"> <li>PERUVIAN TREE</li> <li>STRAWBERRY TREE</li> <li>ARIZONIAN HILLTOP</li> </ul>

SLOPE TREES	GROUNDCOVERS
<ul style="list-style-type: none"> <li>ADONIS PLATANUS</li> <li>ARBOREUS YUCCA</li> <li>CELESTINE PAVANUS</li> </ul>	<ul style="list-style-type: none"> <li>PERUVIAN TREE</li> <li>STRAWBERRY TREE</li> <li>ARIZONIAN HILLTOP</li> </ul>

Underground Service Alert  
 Call Toll Free  
 1-800-227-2600



Highway 74 Project  
 Highway 74 & Crater Road  
 Lake Elsinore, California  
 APN: 347-090-045  
 LANDSCAPE PLAN



DATE	REVISION

DATE: Sep. 26, 2011  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 30'-0"

PRELIMINARY  
 LANDSCAPE PLAN  
 SHEET: L-1