



# 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: April 18, 2019

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riverside County Flood Control  
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.

Warm Springs Municipal Advisory Council  
(MAC)  
Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Carl Bruce Shaffer

**PRE-APPLICATION REVIEW NO. 190016**– Exempt – Applicant: Halle Properties, LLC, Scott Fournier - Engineer: R. A. Smith, INC. - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD: BP) – Location: North of Cambern Avenue, south of Conrad Avenue, east of 10<sup>th</sup> Street, and west of State Highway 74 – 2.42 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A preliminary application review for an 8,192 square foot building, twenty-six (26') feet in height to be utilized for the installation and selling of tires. APN: 377-020-026 – **BBID: 728-649-503**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

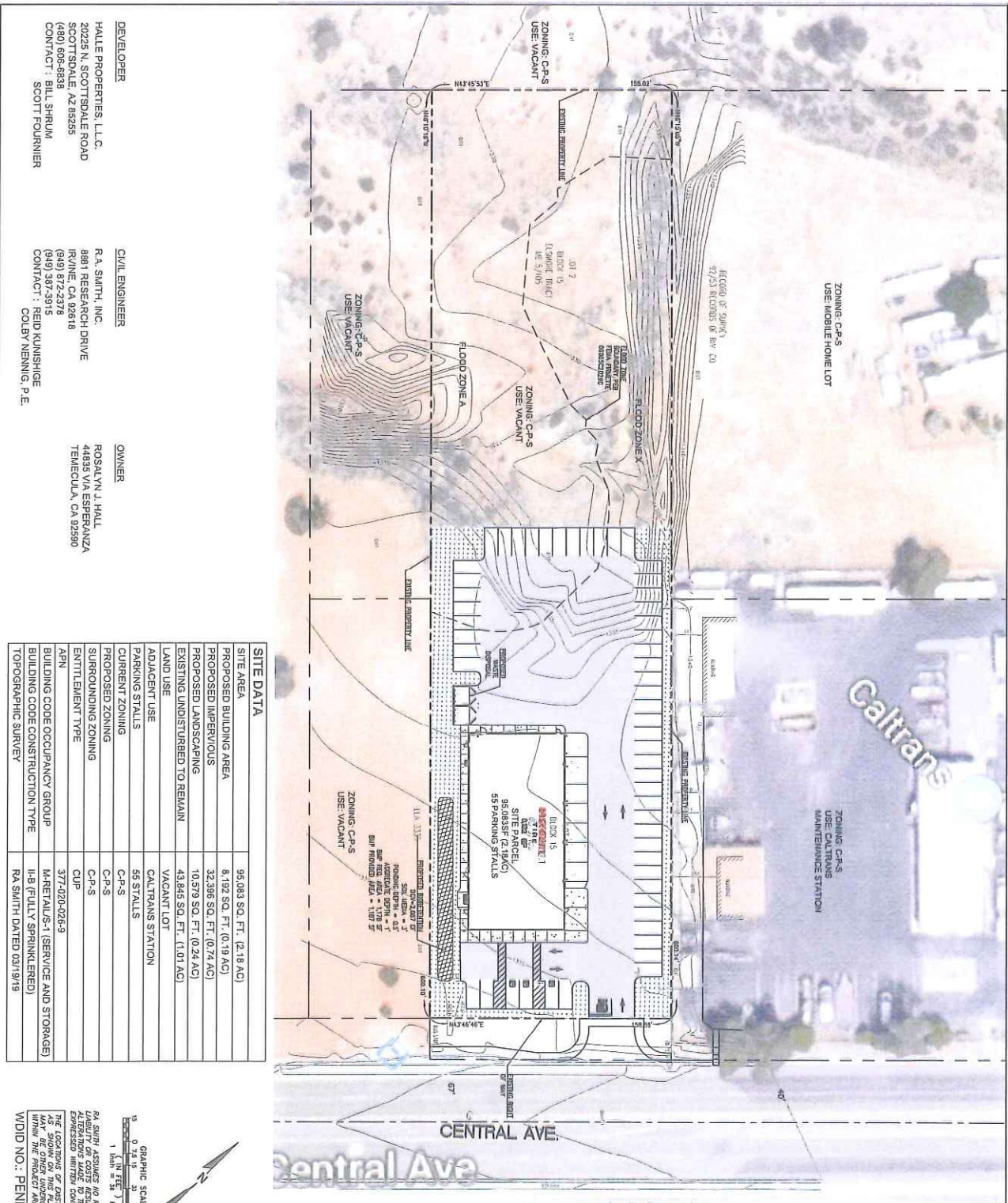
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined 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 above date. This case is scheduled for a **DAC meeting on May 9, 2019**. 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.*

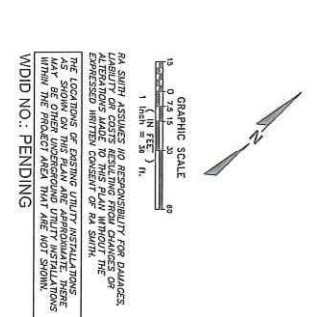


**DEVELOPER**  
 HALE PROPERTIES, L.L.C.  
 20225 N. SCOTTSDALE ROAD  
 SCOTTSDALE, AZ 85255  
 (480) 508-8838  
 CONTACT: BILL SHIRAH  
 SCOTT FOUNNER


**CIVIL ENGINEER**  
 R.A. SMITH, INC.  
 8881 RESEARCH DRIVE  
 IRVINE, CA 92618  
 (949) 972-2378  
 (949) 507-2539  
 CONTACT: BEID KUNSHIGUE  
 COLBY NENNIG, P.E.

**OWNER**  
 ROSALYN J. HALL  
 44835 VIA ESPERANZA  
 TEMECULA, CA 92590

SITE DATA	
SITE AREA	95,083 SQ. FT. (2.18 AC)
PROPOSED BUILDING AREA	8,192 SQ. FT. (0.19 AC)
PROPOSED IMPERVIOUS	32,396 SQ. FT. (0.74 AC)
PROPOSED LANDSCAPING	10,979 SQ. FT. (0.24 AC)
EXISTING UNDISTURBED TO REMAIN	43,945 SQ. FT. (1.01 AC)
LAND USE	VACANT LOT
ADJACENT USE	CALTRANS STATION
PARKING STALLS	55 STALLS
CURRENT ZONING	C-P-S
PROPOSED ZONING	C-P-S
SURROUNDING ZONING	C-P-S
ENTITLEMENT TYPE	CUP
A/N	377-020-028-9
BUILDING CODE OCCUPANCY GROUP	M-BETALS-1 (SERVICE AND STORAGE)
BUILDING CODE CONSTRUCTION TYPE	I-B (FULLY SPRINKLERED)
TOPOGRAPHIC SURVEY	RA SMITH DATED 03/19/19



**RA SMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES**  
 ARISING FROM THIS DRAWING UNLESS CAUSED BY  
 ALTERATIONS MADE TO THIS PLAN WITHOUT THE  
 EXPRESS WRITTEN CONSENT OF RA SMITH.  
 THE LOCATION OF EXISTING UTILITY INSTALLATIONS  
 HAVE BEEN OBTAINED FROM CITY RECORDS AND  
 MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS  
 WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.  
 VOID NO.: PENDING

Know what's below.  
 Call before you dig.  


**SCOPE OF WORK**  
 THE PROJECT CONSISTS OF A GROUND UP CONCRETE BUILDING OF A  
 FIVE (5) STORY BUILDING. THE FIVE (5) STORY BUILDING WILL BE  
 LOCATED ON THE WEST SIDE OF THE PARCEL. THE BUILDING WILL  
 BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF IRVINE  
 ORDINANCES AND THE CALIFORNIA BUILDING CODE. THE QUALITY  
 ASSURANCE WILL BE PROVIDED BY THE ARCHITECT.

**SHEET NO.**

SP-01	OVERALL CONCEPTUAL SITE PLAN
TU-01	TRUCK UNLOADING DRIVE
A1	ADJACENT EXISTING DRIVE
A2	ADJACENT EXISTING DRIVE
A3	ADJACENT EXISTING DRIVE

**PRE-APPLICATION REVIEW  
 PLAN INDEX**

**PAVING LEGEND:**

(Symbol)	CONCRETE INTERLOCK
(Symbol)	CONCRETE ASPHALT
(Symbol)	PROPOSED LIGHT DUTY A.C. PAVEMENT PER APPROVED
(Symbol)	PROPOSED HEAVY DUTY A.C. PAVEMENT PER APPROVED
(Symbol)	LANDSCAPING
(Symbol)	PROPOSED BOUNDARY MARK

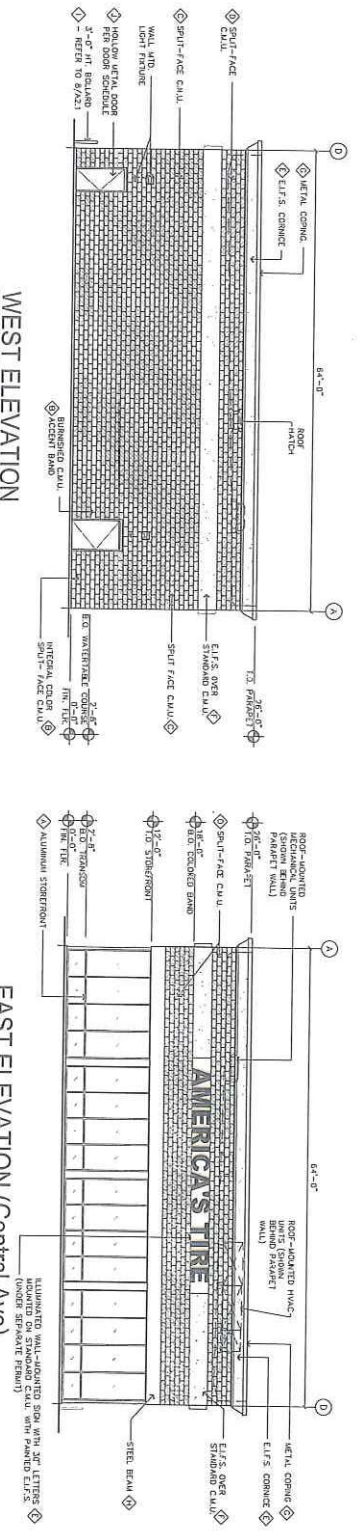


DISCOUNT TIRE LAKE ELSINORE  
 PARCEL WEST OF 18745 W CONARD AVENUE,  
 LAKE ELSINORE, CA 92532

**OVERALL CONCEPTUAL SITE PLAN**

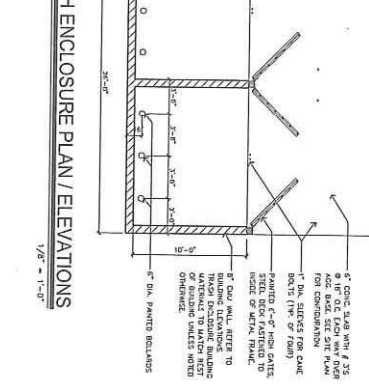
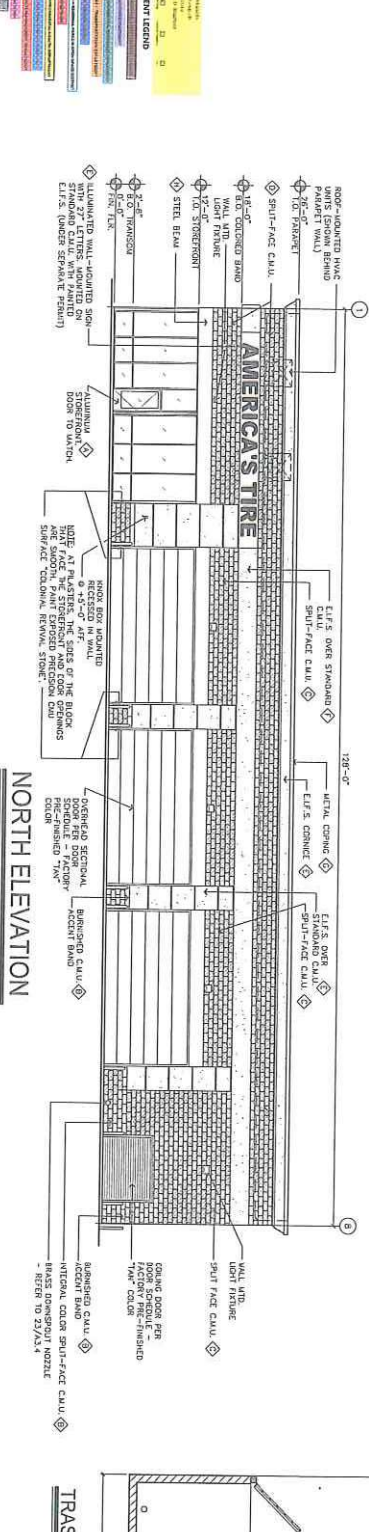
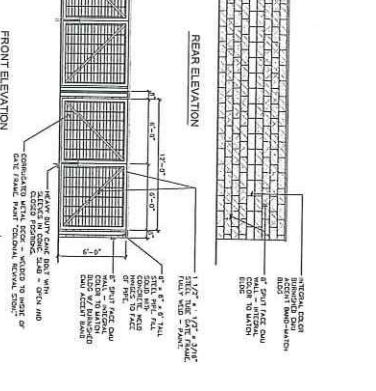
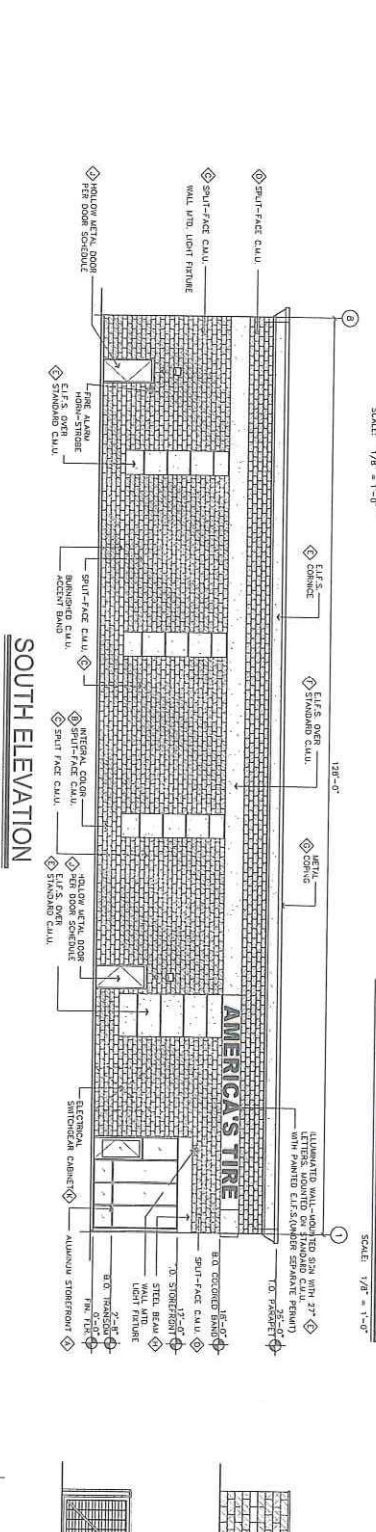
**raSmith**  
 CREATIVITY BEYOND ENGINEERING  
 8881 Research Drive  
 Irvine, CA 92618-4236  
 (949) 672-2378  
 rasmith.com

DATE	DESCRIPTION



### FINISH LEGEND

- ◇ ANODIZED ALUMINUM STOREFRONT SYSTEM
- ◇ INTERIOR ALUMINUM SHUT-FACE CALL - PAINTED "BANKER RED"
- ◇ INTERIOR COLOR CALL - (SPUT-FACE OR MATCH) (SEE NOTES)
- ◇ GRAY SPUT-FACE CALL - PAINTED SHERWIN WILLIAMS
- ◇ GRAY SPUT-FACE CALL - PAINTED SHERWIN WILLIAMS
- ◇ 2327 COLONIAL REVELL STONE
- ◇ 2327 COLONIAL REVELL STONE
- ◇ PAINT - SHERWIN WILLIAMS WITH "ANTIQUE WHITE"
- ◇ EIFS BAND PAINT SHERWIN WILLIAMS SW7358 SANDWICH TONANT
- ◇ METAL SCENE - FACTORY PAINTED / INTERIOR CALL TO MATCH
- ◇ EXPOSED STEEL / EIFS - PAINTED SW 2627 COLONIAL REVELL STONE
- ◇ STEEL BELLAIR - PAINTED SW 2627 COLONIAL REVELL STONE
- ◇ HOLLOW METAL DOORS - PAINTED SW 2627 COLONIAL REVELL STONE
- ◇ STEEL BELLAIR - PAINTED SW 2627 COLONIAL REVELL STONE
- ◇ ELECTRICAL SWITCHGEAR CABINET - PAINTED SHERWIN WILLIAMS SW 2627 COLONIAL REVELL STONE



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**CONCEPTUAL ELEVATIONS**  
 West of 18745 W. Conrad Avenue  
 LAKE ELSINORE, CA 92532



Ei Design Inc.  
 1240 Conrad Avenue  
 Suite 301  
 Corona, CA 92731  
 951.441.1111  
 eiddesigninc.com

BUILDING MODEL: **ALT - 1L**

REVISION: **03.22.19**

SCALE: **AS NOTED**

PROJECT NUMBER: **70.0024194**

Sheet No. **A.2**