



RIVERSIDE COUNTY PLANNING DEPARTMENT

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Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409

Riverside, 92502-1409

*Related Cases: Colinas Del Oro
SP00364
TM 36450*

DATE: September 15, 2020

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. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Jeffries

PRE-APPLICATION REVIEW NO. 200038 – EA/NA – Applicant: Lula Elharar – Engineer/Representative: Rodrigo Baldizon – First Supervisorial District – Elsinore Area Plan – Meadowbrook Zoning Area – RVLUO General Plan Policy Overlay - Land Use Designations: Community Center (CC), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mixed Use Area (MUA), Open Space Recreation (OS-R), Rural Mountainous (RM), Very High Density Residential (VHDR), Alternative Land Use of Light Industrial (LI) - Specific Plan Zone (Colinas Del Oro #364) - Location: East of State Highway 74, south of Ethinac Road, north of Kimes Way – 125.89 acres **REQUEST:** Outdoor storage of used, operable and inoperable automobiles, trucks and other vehicles, for wholesale online auction. A prefabricated building will consist of accessory office, shipping and receiving area, perimeter wall fencing will be installed as well as customer parking. All vehicles will be brought in and sold “as is” they will not be dismantled. – APN 345-190-016, 345-200-013 – **BBID: 725-639-511**

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 September 24, 2020**. 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: 9/17/20 SIGNATURE: *[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.

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PROPERTY INFORMATION

26476 CA-74, Perris, CA 92570

Riverside County

Parcel ID : 345-200-013 and 345-190-016

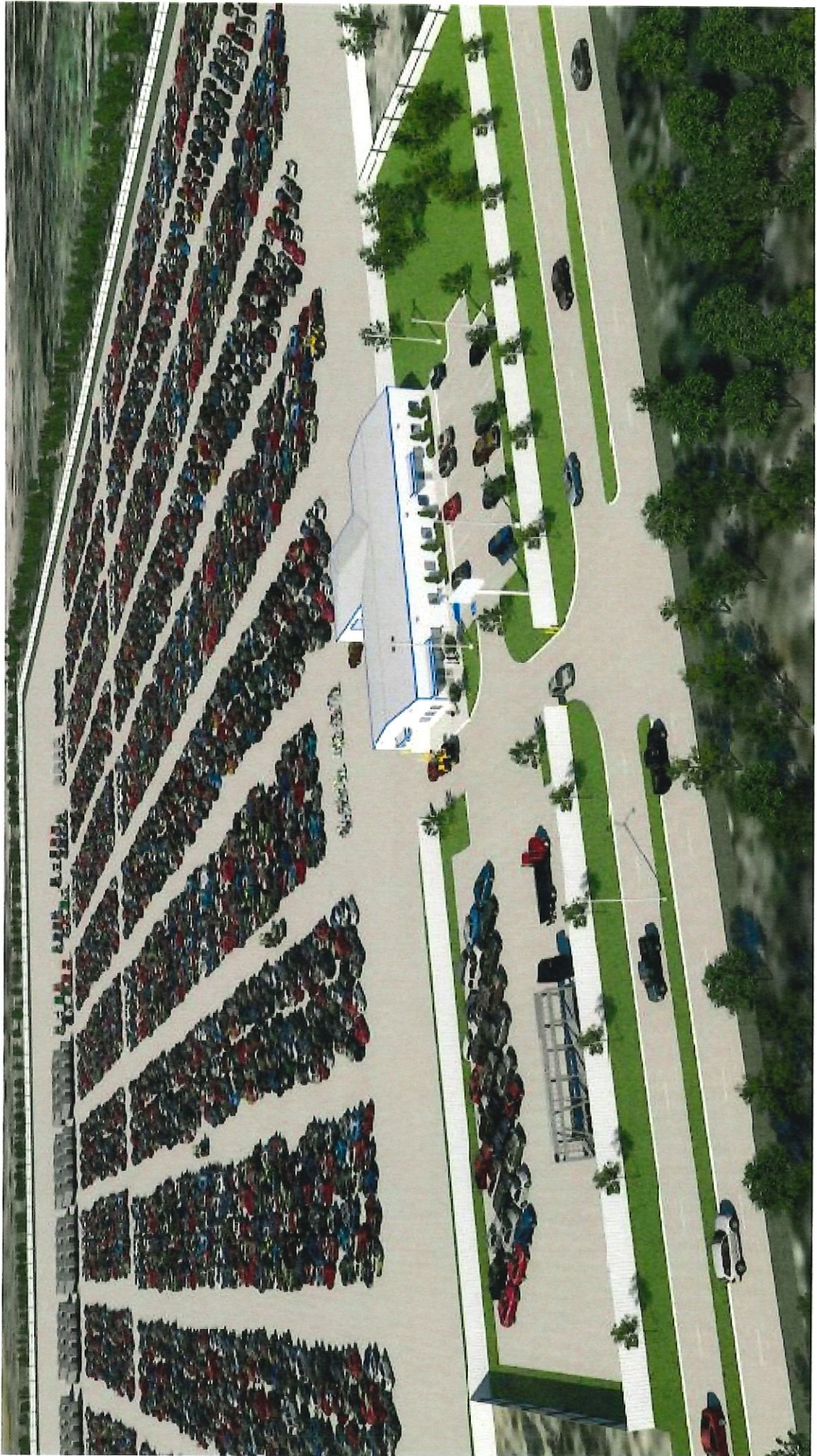
Acres: 125.89

Proposed Use:

Outdoor storage of used, operable and inoperable automobiles, trucks and other vehicles, for wholesale online auction. An accessory office, shipping and receiving area and customer parking. All vehicles are liquidated intact, meaning no dismantling, draining of fluids, crushing or sale of parts occurs at the facility. The vehicles are sold in the same "AS-IS" condition as when they arrive. Vehicles are sold quickly and efficiently. Operator of the proposed use will hold the following state license; Used motor vehicles dealers, boat dealers, and moped license.



Conceptual Site Layout



Conceptual Site Layout
Front View of the Building



Conceptual Site Layout
Rear View of Building



Types of Perimeter Wall Fencing

The perimeter wall fencing will be an eight-foot-tall metal panel fence like the pictures below.



Site Operations

Business Hours of Operation:

Typically, Monday through Friday, 8am to 5pm. With after hours and Saturday deliveries if needed.

Inventory Type of Vehicles:

Used operable and inoperable vehicles, trailers, watercraft/powersports, industrial and construction equipment.

Vehicle Conditions:

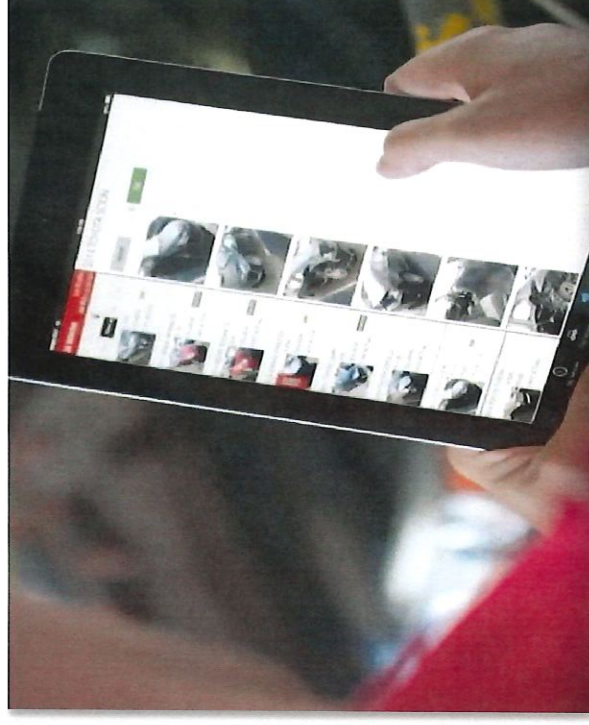
No dismantling, draining of fluids, crushing or sale of parts occurs at the facility.

Vehicle Delivery: Most vehicles are delivered during normal business hours from Monday through Friday.

Trip Generation: We estimate roughly 17-28 trips per day for every 10 Acres of net Parking area.

Vehicle Sales: After vehicles are delivered and stored, they are listed for auction online. Registered Bidders are provided the opportunity to inspect the vehicles online. After the purchase is completed, the Buyers will arrange the pick-up and transportation from the facility. Most of the vehicles are sold and transferred within 90 days of arrival.

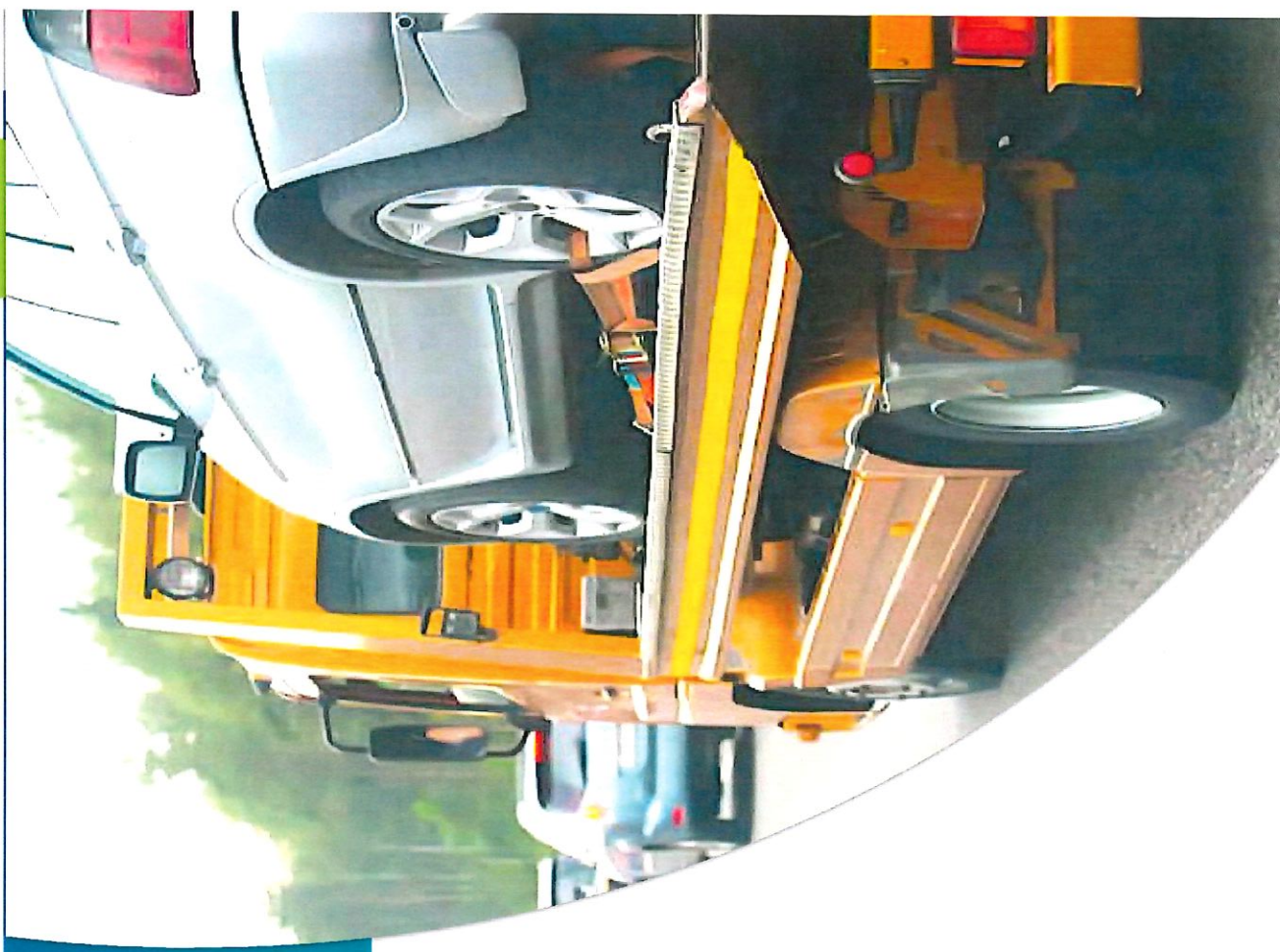
Career and Employment Opportunities: We estimate 15 to 30 full-time employees, salaried management position and standard hourly wages.



Vehicle Pick-Up

Procedures by Independent Tow Truck Companies to Independent Service Shops

- ▶ Most vehicles are delivered to the Independent Service Shop, where they are assessed and processed. During this inspection, it is anticipated that the Independent Service Shop will address leaking fluids before delivery to the storage facility site.
- ▶ It is anticipated that fluids contained in undamaged areas of the car will be at no greater risk for leaking than in undamaged vehicles.



Vehicle Delivery After Independent Service Shops Processing

The vehicles get transported via car carriers to the storage facility. Upon arrival, the vehicles are catalogued, inspected and are administratively processed.

Next the vehicles are picked up by the site loader (pictured right) and delivered to the designated area for storage. Prior to auction, they are moved to an area of the facility designated for cars to be sold in the next auction, then transferred to an area for pickup. Most of the vehicles are sold and transferred within 90 days of arrival.



Tenant Facility Operator

- ▶ Working in conjunction with well-established Fortune 500 companies, who are trusted partners of insurance companies and others.



COMMUNITY AID

Catastrophe Mobilization

After a natural disaster such as a flood or a hurricane, these locations can quickly aide the community as the infrastructure is already in place:

- ▶ CAT yards and overflow space are acquired in the catastrophe area for the anticipated increase in assignment volume.
- ▶ Recovery operations are planned and enacted as soon as an alert of a potential catastrophe is issued.
- ▶ During these periods, the facility is typically open for extended hours to quickly address damaged vehicles scattered throughout the affected area.



Surface & Environmental Protection



- ▲ In the unlikely event that spillage or leakage were to occur, trained operators have defined protocols to remediate the spillage.
- ▲ Protocols have been developed in consultation with nationally recognized environmental consultants.



Eco-Friendly Dust Surface Suppressant

DUSTKILL



- ▶ Due to the size of the equipment used to move the vehicles, our research has indicated that the safest type of surface for sites is a combination of asphalt millings coated with an organic oil-base compound called Dustkill.
- ▶ Dustkill surpasses the USDA requirements for bio-based content, as it is a 100% agriculturally derived oil.
- ▶ Dustkill provides dust control for areas where a paved surface is desired.
- ▶ The combination of Dustkill with asphalt millings is the best way to ensure no environmental issues.

Dustkill LLC * 552 Covered Bridge Road, Greenwood, IN 46142 * Ph: 1 (877) 350-2645



Product: DUSTKILL

Use: All Stone Drive Areas, Industrial Lots, Construction Site Roadways

Ideal for: Municipal Applicator Trucks & Most Spraying Devices

Capability: This material compound seals the surface for 15+ years.

Process: Dustkill surpasses the USDA requirements for bio-based content. It's a 100% agriculturally derived oil. Dustkill provides dust control for areas where a paved surface is desired, but not within the budget. It's a straight oil that does not mix with water at time of application. Dustkill is designed to be a single application product that can set a road surface up like pavement. For smaller applications, you can apply Dustkill with pressurized backpack sprayers or an electric utility pump and garden hose.

Application: When possible, the roadways should be graded to consist of an equal blend of stone and dust. This will allow the product to penetrate and work with the dust to bond to the stone. Dustkill can be driven on immediately, and tracking is minimal as product bonds with the dust, instead of laying over it. Dustkill remains wet only during application and will not run-off due to rain. It will continue to cure as it controls the dust.

Coverage / Longevity / Packaging: One gallon of Dustkill covers 40 to 50 sq. ft. of prepared surface. For straight automobile traffic, a single application will last an entire season. Truck lots may require spot applications in heavy tire turning areas. Dustkill is the most powerful natural liquid dust suppressant available.

Dustkill is available year-round, highest demand during the Summer months: A 6,000-gallon tanker will treat about 300,000 sq. ft. This would equal about 4.5 miles of county roadways at a 12' width. Dustkill is also available in 275-gallon totes, 55-gallon drums and 5-gallon containers.



