

# 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: May 22, 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

Board of Supervisors - Supervisor: Jeffries

**PRE-APPLICATION REVIEW NO. 190006 – EA N/A – Applicant: Carl R Wood** – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Mixed Use Area (MUA) – Zoning: General Commercial (C-1/C-P) – Location: Southwest corner of Grand Avenue and Blanche Drive – 1.27 gross acres – **REQUEST:** This Pre-Application Review is to provide specific comments to the applicant regarding the proposal of a Project consisting of a 9100 square foot **Dollar General store** with associated parking and water retention area. APN 381-344-023 – **BBID: 744-613-080**

**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 June 6, 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.

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path:  Administrative Action:  DH:  PC:  BOS:

DATE: 5/24/19

SIGNATURE: [Handwritten 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.*

**PRE-APPLICATION REVIEW**

**S/E CORNER GRAND AVE. & SANGSTON DR. LAKE ELSINORE, CA 92530**

PROTOTYPE: 9100 C	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 9,100/7,302	CO.: NNN RETAIL DEVELOPMENT	CO.: NNN RETAIL DEVELOPMENT	07-10-2019
ACREAGE: 1.37	NAME: DAVID CHURCH	NAME: DAVID CHURCH	
REQ'D. PARKING SPACES: 46	PHONE #: 858-354-0907	PHONE #: 858-354-0907	
APN:	EMAIL: david@nnnretaildevelopment.com	EMAIL: david@nnnretaildevelopment.com	
381-344-023			

**LEGEND:**

	HEAVY DUTY PCC
	HEAVY DUTY AC
	LIGHT DUTY AC
	LANDSCAPE

**JURISDICTION:**  
RIVERSIDE COUNTY, CA

**BUILDING SETBACKS:**  
FRONT: 0'<sup>\*\*</sup>

SIDE: 0'<sup>\*\*</sup>  
REAR: 0'<sup>\*\*</sup>

**\*BUILDING IS LESS THAN 35' IN HEIGHT**

**BUILDING OCCUPANCY:**  
M - MERCANTILE

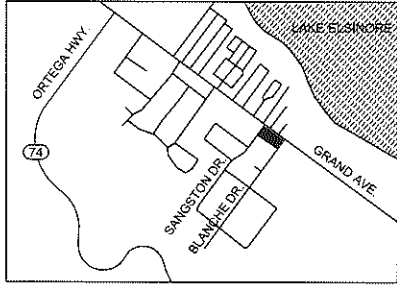
**BUILDING CONSTRUCTION TYPE:**  
TYPE II-B (SPRINKLED)

**REQUIRED PARKING:**  
5 SPACES PER 1,000 SQ FT  
9100 / 1000 x 5 = 46 SPACES  
46 SPACES PROVIDED

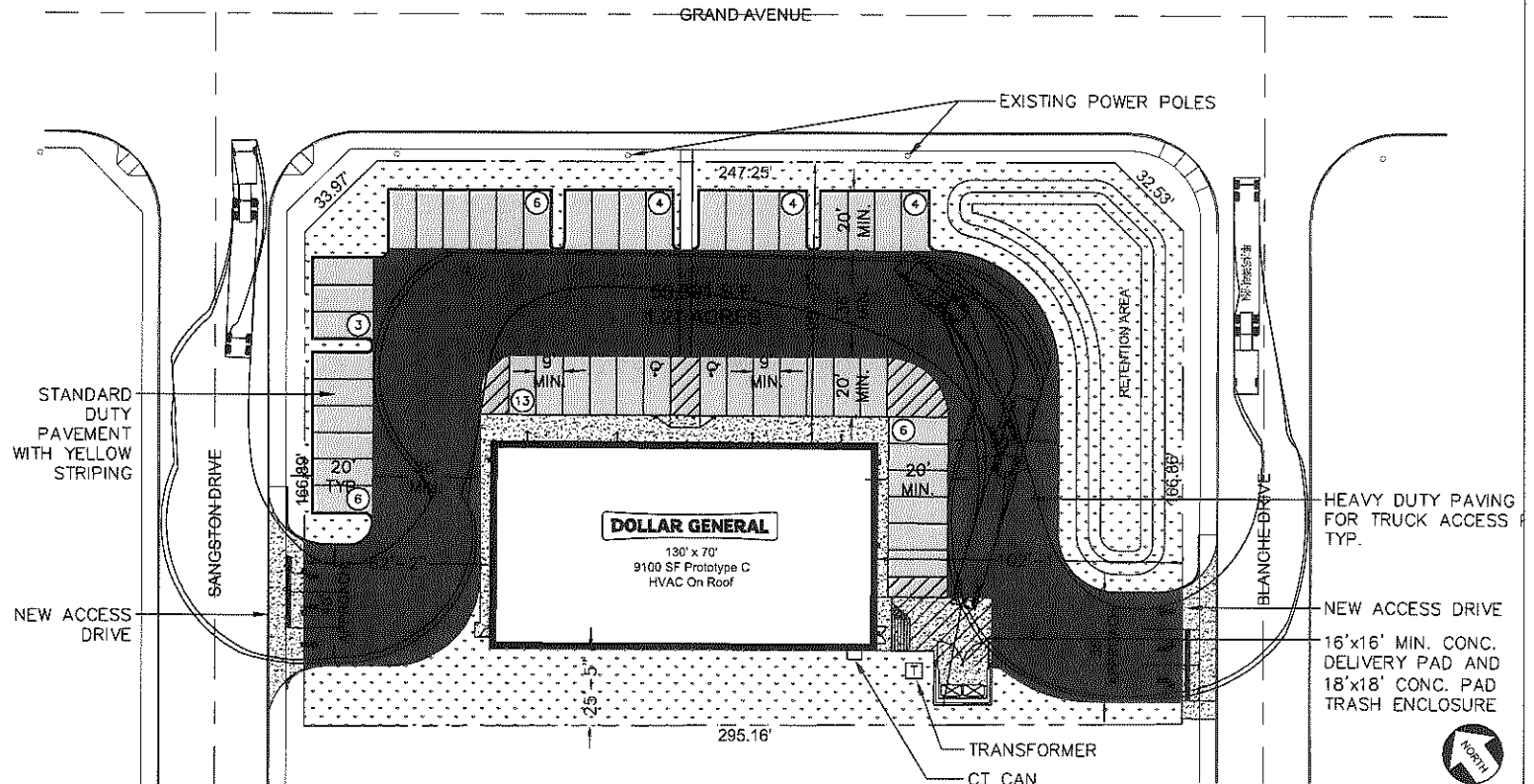
**MINIMUM DIMENSIONS**  
DRIVE AISLE: 36'  
STD. STALLS: 9' X 20'

**NOTES & ISSUES:**

1. Site layout based on aerial data only. Lot lines and property dimensions need to be verified by ALTA/ACSM survey.
2. Landscape, utility, drainage, and signage requirements have not been reviewed.
3. Current zoning is: C-1/C-P (General Commercial)
4. Site is not in a floodplain or floodway.

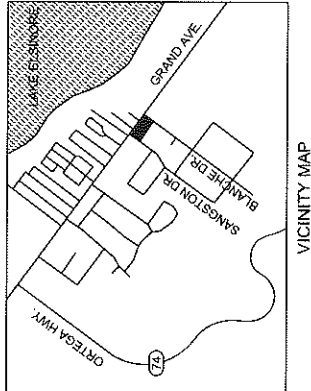


VICINITY MAP



SCALE: 1" = 40'

PRE-APPLICATION REVIEW		S/E CORNER GRAND AVE. & SANGSTON DR. LAKE ELSINORE, CA 92530	
PROTOTYPE: 9180 C	DEVELOPER	DESIGNER	DATE:
BEDS/ALES SF: 9,180/9,180	CO: NNN RETAIL DEVELOPMENT	DAVID CHURCH	07-16-2019
ACREAGE: 1.27	NAME: DAVID CHURCH	PHONE N:	858-354-8907
BEDS/PARKING SPACES: 46	PHONE N:	PHONE W:	858-354-8907
APN: 381-144-021	EMAIL: david@nnnretaildevelopment.com	EMAIL:	david@nnnretaildevelopment.com



**JURISDICTION:**  
RIVERSIDE COUNTY, CA

**REQUIRED PARKING:**  
5 SPACES PER 1,000 SQ. FT.  
9,180 / 1,000 = 9.18 = 46 SPACES

**BUILDING SETBACKS:**  
FRONT: 0"  
SIDE: 0"  
REAR: 0"

**MINIMUM DIMENSIONS**  
DRIVE AISLE: 30'  
STD. STALLS: 9' X 20'

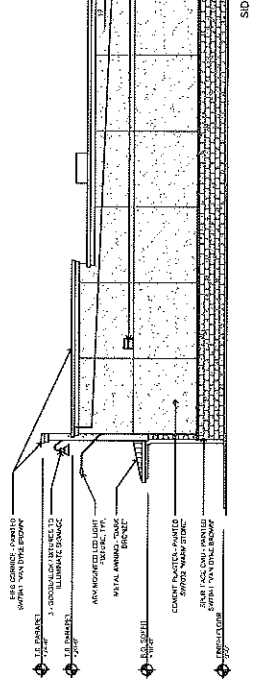
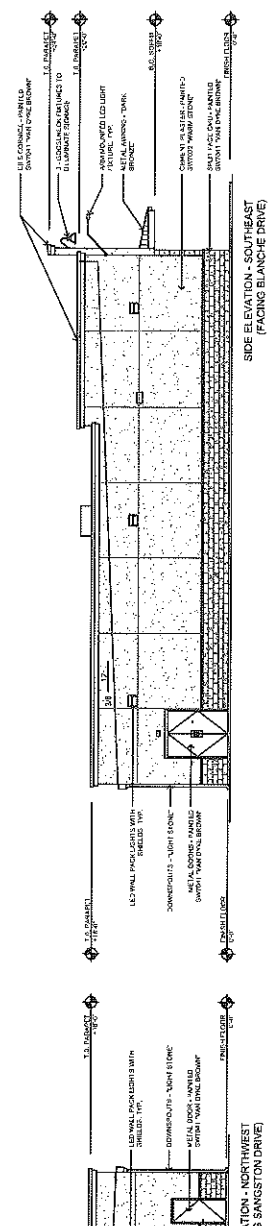
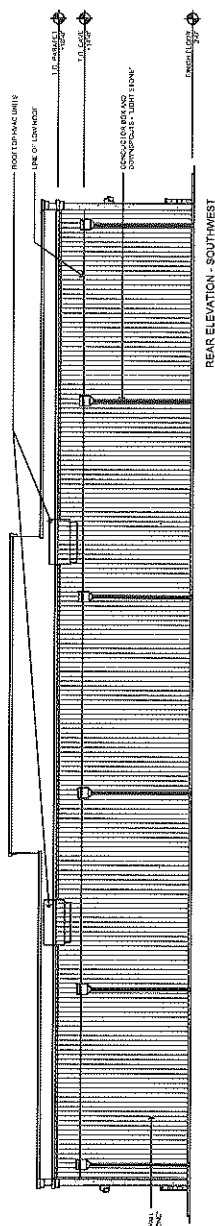
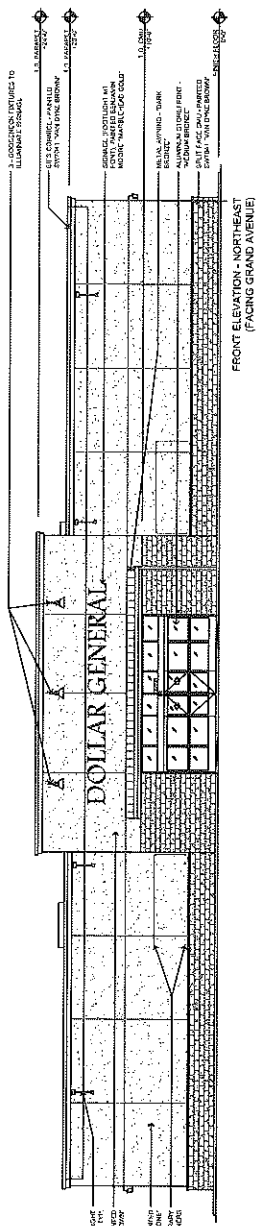
**NOTES & ISSUES:**

1. Site layout based on aerial data only. Lot lines and property dimensions need to be verified by ALTA/MCSM survey.
2. Escapes, utility, drainage, and signage requirements have not been reviewed.
3. Current zoning is: C-1/C-P (General Commercial)
4. Site is not in a floodplain or floodway.

**BUILDING OCCUPANCY:**  
M - MERCANTILE

**BUILDING CONSTRUCTION TYPE:**  
TYPE I-B (SPRINKLED)

\*BUILDING IS LESS THAN 35' IN HEIGHT



SCALE: 1/16" = 1'-0"