



# 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: June 3, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental 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  
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

**PRE-APPLICATION REVIEW NO. 190028** - Applicant: KPFF Consulting Engineers – Engineer/Representative: KPFF Consulting Engineers - First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD: LI) – Location: North of State Highway 74, South of Nichols Road, East of Haygood Way and Liberty Lane, and West of El Toro Cutoff and Mermack Avenue – 14.07 Net Acres - Zoning: Manufacturing – Service Commercial (M-SC) - **REQUEST:** The Pre-Application Review No. 190028 proposes to expand operations of an existing neighborhood business (Helix Electric) by adding a new 137,500 square-foot industrial building facility with outside parking. The proposed industrial building would be located on a southern parcel from the existing business. – APN: 347-140-072 – **BBID: 403-548-861**

**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 20, 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.

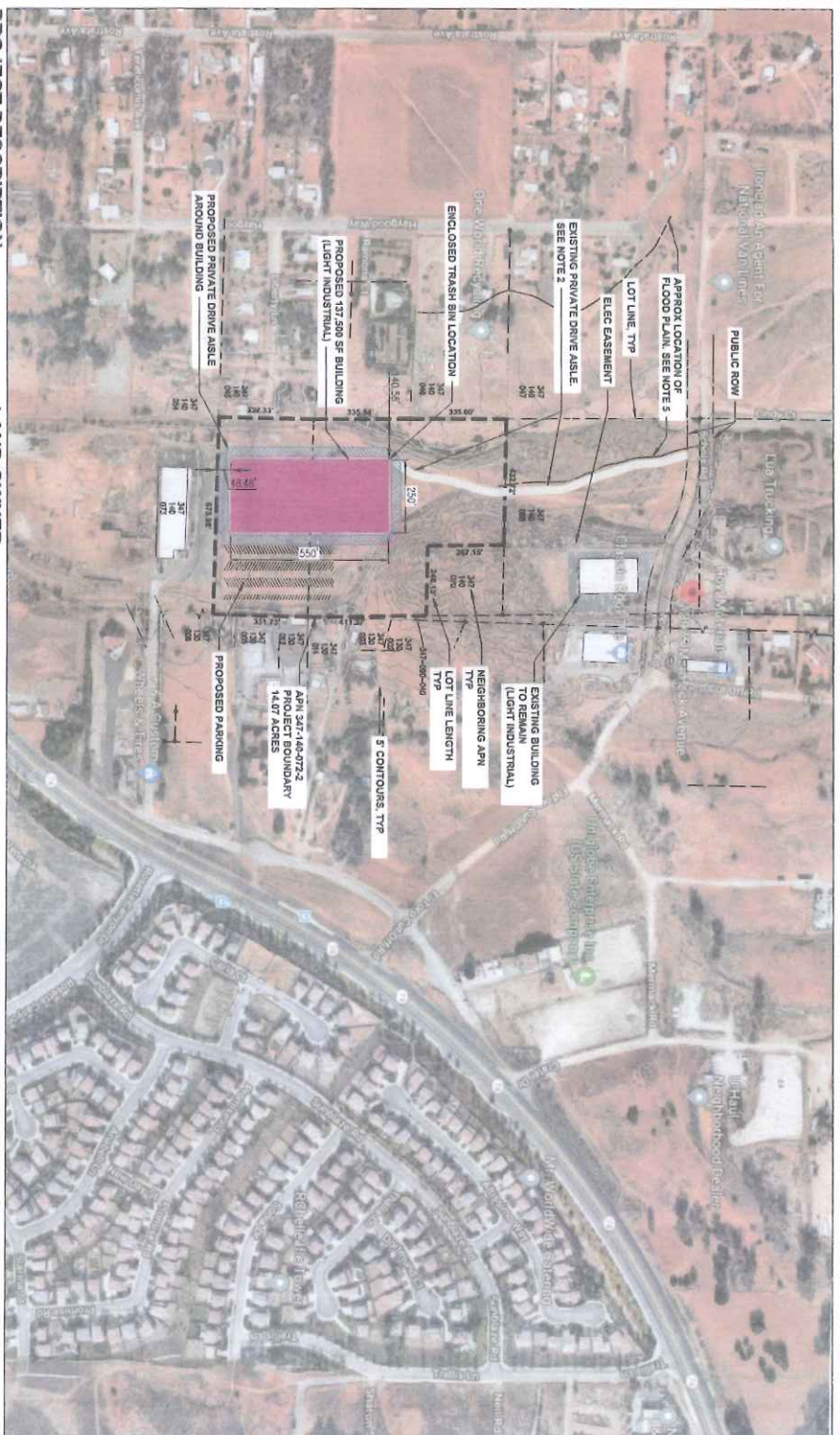
DATE: 6/4/19

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.*



**PROJECT DESCRIPTION**  
 EXPAND THE LIGHT INDUSTRIAL OPERATIONS OF HELIX ELECTRIC BY ADDING A NEW 137,500 SQUARE FOOT LIGHT INDUSTRIAL FACILITY IN TRACER LOT.

**OCCUPANCY GROUP**  
 GROUP F1, MODERATE-HAZARDOUS INDUSTRIAL FOR ELECTRONICS

**LAND OWNER**  
 HELIX ELECTRIC  
 18975 MERMAK AVE  
 LAKE ELSINORE, CA 92532  
 CONTACT: OMS ABANTE  
 OMS@HELIXELECTRIC.COM

**EXISTING & PROPOSED ZONING & LAND USE OF PROPERTY**  
 ZONING CLASS: M-SL, CZ NUMBER: 5845  
 SCALE: 1" = 200'  
 FULL SCALE SHEET SIZE = 22" x 34"  
 HALF-SCALE SHEET SIZE = 11" x 17"



**APPLICANT & EXHIBIT PREPARER**  
 WFF CONSULTING ENGINEERS  
 400 OCEANVIEW BLVD SUITE 500  
 COSTA MESA, CA 92626  
 PH: (562) 437-3100  
 F: (562) 437-3200  
 CONTACT: CHESTY RASKIE  
 CHESTY@WFFENGINEERS.COM

**kpff**  
 2020 Oceanside, Suite 200  
 1200 N. Harbor Blvd, Costa Mesa, CA 92626  
 Tel: (714) 440-0900  
 www.kpff.com

NO.	DATE	BY	REVISION

**HELIX ELECTRIC**  
 18975 MERMAK AVE, LAKE ELSINORE, CA  
**PRE-APPLICATION REVIEW**  
 HELIX ELECTRIC: POTENTIAL EXPANSION  
 PAR CATEGORY II

DATE	BY	PROJECT NO.
05/09/2019	AS SHOWN	01

SHEET NO. **01** OF 01

- NOTES**
- THIS IS A CONCEPTUAL LAYOUT FOR DISCUSSION PURPOSES ONLY. NOT FOR CONSTRUCTION.
  - THE OWNER OF THE SUBJECT PROPERTY OWNS APNS 347-14-098, AND 347-14-070.
  - IN ACCORDANCE WITH PAR CHART REQUIREMENT NUMBER 13, THE SUBJECT APN IS CURRENTLY UNDEVELOPED, AND DOES NOT CONTAIN ANY EXISTING BUILDINGS.
  - THE CONTOUR LINES SHOWN ON PLAN WERE OBTAINED FROM A SURVEY PREPARED BY HUNSWICK & ASSOCIATES DATED MAY 28, 2005.
  - IN ACCORDANCE WITH PAR CHART REQUIREMENT NUMBER 18, THE LOTS OF THE FIELD MAPPING STUDY TO THE SOUTH OF THE PROJECT SITE NEAR THE INTERSECTION OF RIVERVIEW AVE AND 10TH STREET, THE FLOOD LINES SHOWN ON THIS PLAN WERE OBTAINED FROM PARCEL MAP 9499 PAGES 43/81.
  - IN ACCORDANCE WITH PAR CHART REQUIREMENT NUMBER 24, THE PROJECT PROPOSER TO USE INFILTRATION OR DRIP WELLS OR INFILTRATION TANKS IF FUTURE GEOTECHNICAL INVESTIGATIONS PROVE INFILTRATION TO BE FEASIBLE, OR THE PROJECT PROPOSER TO USE A FLOW/FILTRATION BEDS BMP IN ORDER TO RED-CHARGE LAKE ELSINORE, IF REQUIRED BY QUALITY MANAGEMENT PLAN FOR THE SANTA ANA REGION.
  - IN ACCORDANCE WITH PAR CHART REQUIREMENT NUMBER 12, THE WASTE DISPOSAL SYSTEM FOR THE PROPOSED BUILDING WILL MATCH THE DISPOSAL SYSTEM FOR THE EXISTING BUILDING. THE WASTE WILL BE ENCLOSED WITHIN THE BUILDING, AND TRASH POUND WILL OCCUR INTERNALLY.

**EXISTING ZONING AND LAND USE FOR SURROUNDING PROPERTIES**

- ONLY ONE OF THE APNS TO THE WEST OF THE PROPERTY HAS LAND USE DESIGNATION LISTED ON THE COUNTY'S MAP BY COUNTY, SITE, AND ITS DESIGNATION IS LISTED AS VLR (VERY LOW DENSITY RESIDENTIAL), AND ITS ZONING LISTED AS R-4-A-20000, CZ NUMBER 5845.
- THE PROPERTIES TO THE NORTH, EAST AND TO THE SOUTH HAVE THE SAME LAND USE DESIGNATION AND ZONING AS THE SUBJECT PROPERTY, ACCORDING TO THE COUNTY OF RIVERSIDE HIGHWAY 74 COMMUNITY PLAN AUGUST 3, 2017.