



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: February 4, 2020

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
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Kevin
Jeffries
Planning Commissioner: Carl Bruce Shaffer

PRE-APPLICATION REVIEW NO. 200002 (PAR200002) – EA N/A – Applicant: Conor Commercial Real Estate – Representative: Albert A. Webb Associates - First Supervisorial District – North Perris Area Zoning District – Mead Valley Area Plan: Community Development: Business Park (CD: BP) – Location: East of Tobacco Rd., West of Harvill Ave., South of Water St, and North of Orange Ave. – 20.75 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - **REQUEST:** Application for a 438,000 square foot industrial building. APN's 317-270-006, 010, 015, 016 – **BBID: 043-401-964**

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 internal review on February 20, 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.

Any questions regarding this project, should be directed to Travis Engelking, Project Planner at (951) 955-1417, or e-mail at tengelki@rivco.org / MAILSTOP #: 1070

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

DATE: _____ SIGNATURE: _____

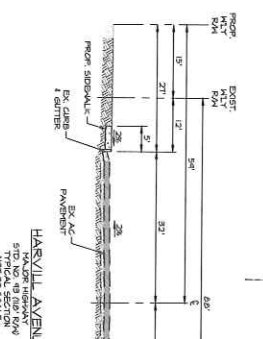
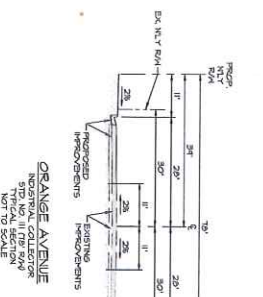
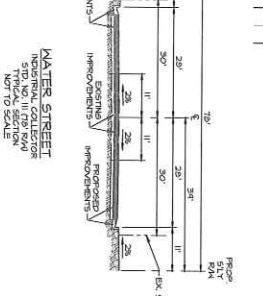
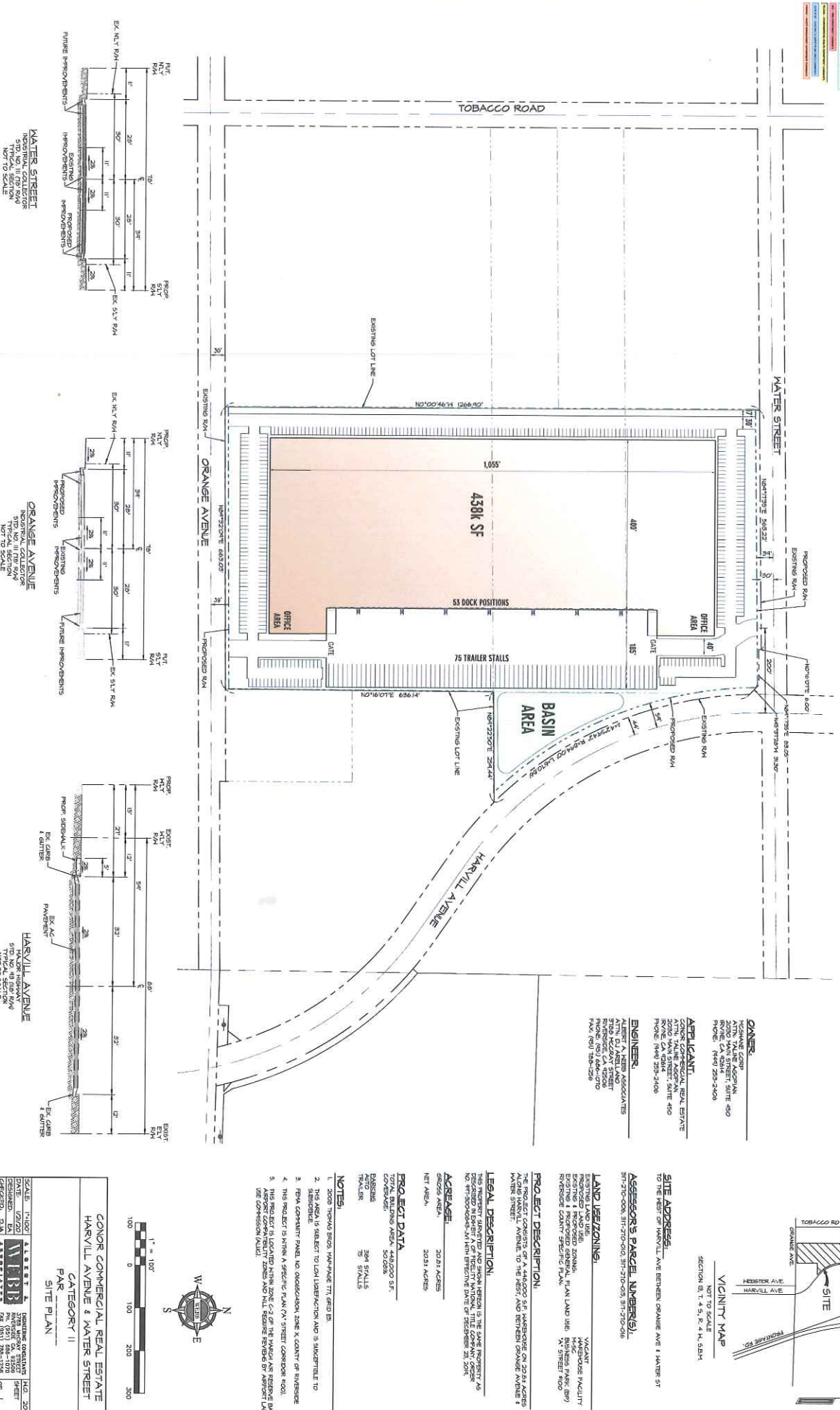
PLEASE PRINT NAME AND TITLE: _____

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.

DATE: 11/20/20
 DRAWING NO.: 2004-0004
 PROJECT: CONCOR COMMERCIAL REAL ESTATE HARVILL AVENUE & WATER STREET
 SCALE: AS SHOWN
 SHEET: 1 OF 1
 DRAWN BY: [NAME]
 CHECKED BY: [NAME]

PRE-APPLICATION REVIEW



OWNER:
 CONCOR
 1800 TOWNS SQUARE, WAREHOUSES
 HARVILL, CA 95941
 PHONE: (916) 251-4100

APPLICANT:
 CONCOR COMMERCIAL REAL ESTATE
 1800 TOWNS SQUARE, WAREHOUSES
 HARVILL, CA 95941
 PHONE: (916) 251-4100

ENGINEER:
 MCDERMOTT ASSOCIATES
 2021 ACRES
 291 STALLS
 HARVILL, CA 95941
 PHONE: (916) 251-4100



LEGAL DESCRIPTION:
 THE PROJECT CONSISTS OF A 2021 ACRES SITE, LARGER OR SMALLER THAN SHOWN ON THE MAPS, AND BEING MORE OR LESS AS SHOWN ON THE MAPS AND BEING MORE OR LESS AS SHOWN ON THE MAPS AND BEING MORE OR LESS AS SHOWN ON THE MAPS.

PROJECT DESCRIPTION:
 2021 ACRES
 291 STALLS

LEGAL DESCRIPTION:
 THE PROJECT CONSISTS OF A 2021 ACRES SITE, LARGER OR SMALLER THAN SHOWN ON THE MAPS, AND BEING MORE OR LESS AS SHOWN ON THE MAPS AND BEING MORE OR LESS AS SHOWN ON THE MAPS.

PROJECT DATA:
 2021 ACRES
 291 STALLS

NOTES:
 1. 2000 TOWNS SQUARE, WAREHOUSE T11, 6800 SQ. FT.
 2. THIS AREA IS SUBJECT TO LOCAL LIBERTY/ACTIVITY 5, SUBJECTABLE TO SPECIFIC REQUIREMENTS.
 3. FROM COMPARTMENT PANEL NO. 000000000000 5, COUNTY OF SUTTER
 4. THIS PROJECT IS WITHIN A SPECIFIC PLANNED DEVELOPMENT ZONE (PDZ) OF SUTTER COUNTY, CALIFORNIA
 5. THIS PROJECT IS LOCATED WITHIN ZONE 2 OF THE PLANNED DEVELOPMENT ZONE (PDZ) OF SUTTER COUNTY, CALIFORNIA AND WILL REQUIRE REVIEW BY APPLICANT AND SUTTER COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

SCALE: 1" = 100'

DATE: 11/20/2020
 DRAWING NO.: 2004-0004
 SHEET: 1 OF 1

W&E ENGINEERS

CONCOR COMMERCIAL REAL ESTATE
 HARVILL AVENUE & WATER STREET
 CATEGORY II
 PAR
 SITE PLAN

100 200 300