



# 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: December 18, 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. Airport Land Use Commission  
Board of Supervisors - Supervisor: Kevin  
Jeffries

**PRE-APPLICATION REVIEW NO. 190068 (PAR190068)** – Newcastle Partners, Inc. – RGA Architectural Design – First Supervisorial District – Area Plan: Mead Valley Area Plan – Zoning Area/District: North Perris Area – General Plan: Community Development, Medium Density Residential (CD:MDR) – Location: West of Patterson Avenue, South of Rider Street, North of Walnut Street, East of Swallow Hill Circle – 34 Gross Acres – Zoning: R-1 (One-Family dwellings) – **Project Description:** Pre-Application Review (PAR) to allow the construction of two industrial buildings: Building one is approximately 182,255 square feet, and Building 2 is approximately 227,538 square feet, totaling 409,793 square feet of building area on a 34-acre project site. Each building proposed approximately 10,000 square feet of office area. An approximate nine acre portion of the site is proposed as open space to buffer the industrial buildings from the residential tract to the west of the site. – APN: 317-210-018, 317-210-022, 317-210-023 – Previous Cases: PP26293, TR30592 – **BBID: 501-492-331**

**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 January 16, 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: \_\_\_\_\_

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.*



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

Any questions regarding this project, should be directed to Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at [jkillebr@rivco.org](mailto:jkillebr@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

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.*

CASE: PAR190068  
 EXHIBIT: Project Descr  
 DATE: 1/16/2020  
 PLANNER: J. Killebrew



**LEGEND**

- BRONZE - BUILDING & SAFETY DEPARTMENT COMMENTS
- PURPLE - PLANNING DEPARTMENT COMMENTS
- GREEN - ENVIRONMENTAL PROTECTION DEPARTMENT COMMENTS
- LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
- BLUE - PUBLIC UTILITIES DEPARTMENT COMMENTS
- LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- PINK - FIRE DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT PURPLE - BUILDING & SAFETY PLUM CHECK COMMENTS
- ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

December 4, 2019

## Citrus Commerce Center Project Description

### ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

#### *Existing Onsite Land Uses*

The approximately 34-acre project site is comprised of a total of three parcels (APNs 317-210-018-1, 317-210-022-4, 317-210-023-5). The project site is currently vacant and is bounded by Rider Street to the north, Patterson Avenue to the east, and Walnut Street to the south. Regional access is provided via Interstate 215 (I-215), which is located approximately 0.4 miles east of the project site. Local access is provided by Rider Street and Patterson Avenue.

#### *Land Use Designation and Zoning*

The Riverside County General Plan designates the project site as MDR. Per the County's Zoning, the project site is zoned R-1 (One-family dwellings), which includes uses related to one-family dwellings, field crops, the non-commercial keeping of horses, and planned residential developments.

#### *Surrounding Land Uses*

The project site is located in a portion of unincorporated Riverside County that includes a mix of open space, commercial, residential, and industrial uses, as further described below.

**North:** The project site is bounded to the north by Rider Street, as well as open space and residential uses. The residential uses include primarily single-story homes with parking areas, and accessory structures.

**East:** The project site is bounded by Patterson Avenue to the east, as well as residential and commercial uses. Commercial uses consist of a church (U-Turn for Christ), which is located to the southeast of the project site.

**South:** The project site is bounded to the south by residential uses and open space areas. The residential uses include primarily single-story homes with parking areas, and accessory structures.

**West:** The project site is bounded to the west by a planned residential community, which consists primarily of single-story homes, paved driveways and parking areas, and accessory structures.

#### *Proposed Entitlements*

The project will require the following entitlements

- CEQA Compliance – likely an EIR
- A General Plan Amendment to amend the existing land use designation from MDR to BP
- A Zone Change to change the zone from R-1 to I-P
- A Plot Plan to allow the development of 2 multi-tenant industrial buildings

#### *Proposed Project Characteristics:*

The Citrus Commerce Center project proposes to redevelop a site currently vacant with two building proposed for light industrial/warehouse uses. The approximately 34-acre project site will be developed excluding an approximately 9-acre portion, which will be preserved as open space in perpetuity and maintained by the developer. The 9ac portion to remain as open space will include a berm and landscaping. This provides a 290-foot screen and buffer from the closest home on the west to the project site and a total 531-foot buffer from the nearest building dock door to a home.

The proposed buildings are proposed to be multi-tenant buildings, which will bring in tenants with a greater number of employees and commerce than is typical for larger-scale warehouse buildings.

**Building 1:**

Building 1 is one story totaling approximately 182,255 SF with limited mezzanine and is planned for three tenant spaces. Typical tenants may include light industrial, manufacturing and/or warehouse uses. Approximately 10,000 SF of the building is designated for supporting office use.

Truck loading docks and trailer parking are oriented away from adjacent streets. Dock doors have been purposefully oriented towards the interior of the project site so the buildings act as buffers from the dock positions to the residences west of Building 1.

Building 1 will be screened from the closest southern homes (approximately 237 feet from the dock door) with a screen wall along the southern perimeter of the site. The height of the screen wall will be based on technical study analysis. Adjacent to the screen wall is approximately 45 feet of landscape buffer, which will be used to further screen the building. Lastly, the shape of the building with wing walls provide additional screening.

For Building 1, truck ingress access is proposed off of the southernmost drive on Patterson Ave and egress is proposed off the western most drive on Rider Street. On-site truck queuing is proposed along the southern drive aisle to prevent on-street queuing.

**Building 2:**

Similar to Building 1, Building 2 is one story totaling approximately 227,538 SF with limited mezzanine and is planned for two tenant spaces. Typical tenants may include light industrial and/or warehouse uses. Approximately 10,000 SF of the building is designated for supporting office use.

Truck loading docks and trailer parking are oriented away from adjacent streets. Dock doors have also been oriented towards the interior of the project site so the buildings will act as additional buffers from the dock positions to the homes across the street on Paterson to the east of Building 2.

Building 2 will be screened from the closest southern home (approximately 206 feet from the dock door) with a screen wall along the southern perimeter of the site. The height of the screen wall will be based on the noise study. Adjacent to the screen wall is approximately 45 feet of landscape buffer which will be used to further screen the building. Lastly, similar to Building 1, the shape of the building, which includes a wing wall, will act as additional screening of the operations from the homes.

Truck ingress access is proposed off of the southernmost drive on Patterson Ave and egress is off the eastern-most drive on Rider Street. Adequate on-site truck queuing is proposed along the southern drive aisle.

Although the proposed project does not meet the 250,000 SF threshold of the good neighbor policy (Building 1 is proposed at 182,255 SF and Building 2 is proposed at 227,538 SF), the applicant understands the sensitivity of the project location and has designed the project to meet design recommendations within the policy.



**RGA**  
 Office of Architectural Design  
 15311 Third Street, Suite 100  
 Irvine, CA 92618  
 Tel: 949.453.8888

**APPLICANT**  
 NEWCASTLE PARTNERS, INC.  
 4740 GREEN RIVER ROAD, SUITE 110  
 COORNA, CA 92780  
 ATTN: JACKSON SMITH  
 TEL: 951-982-9900

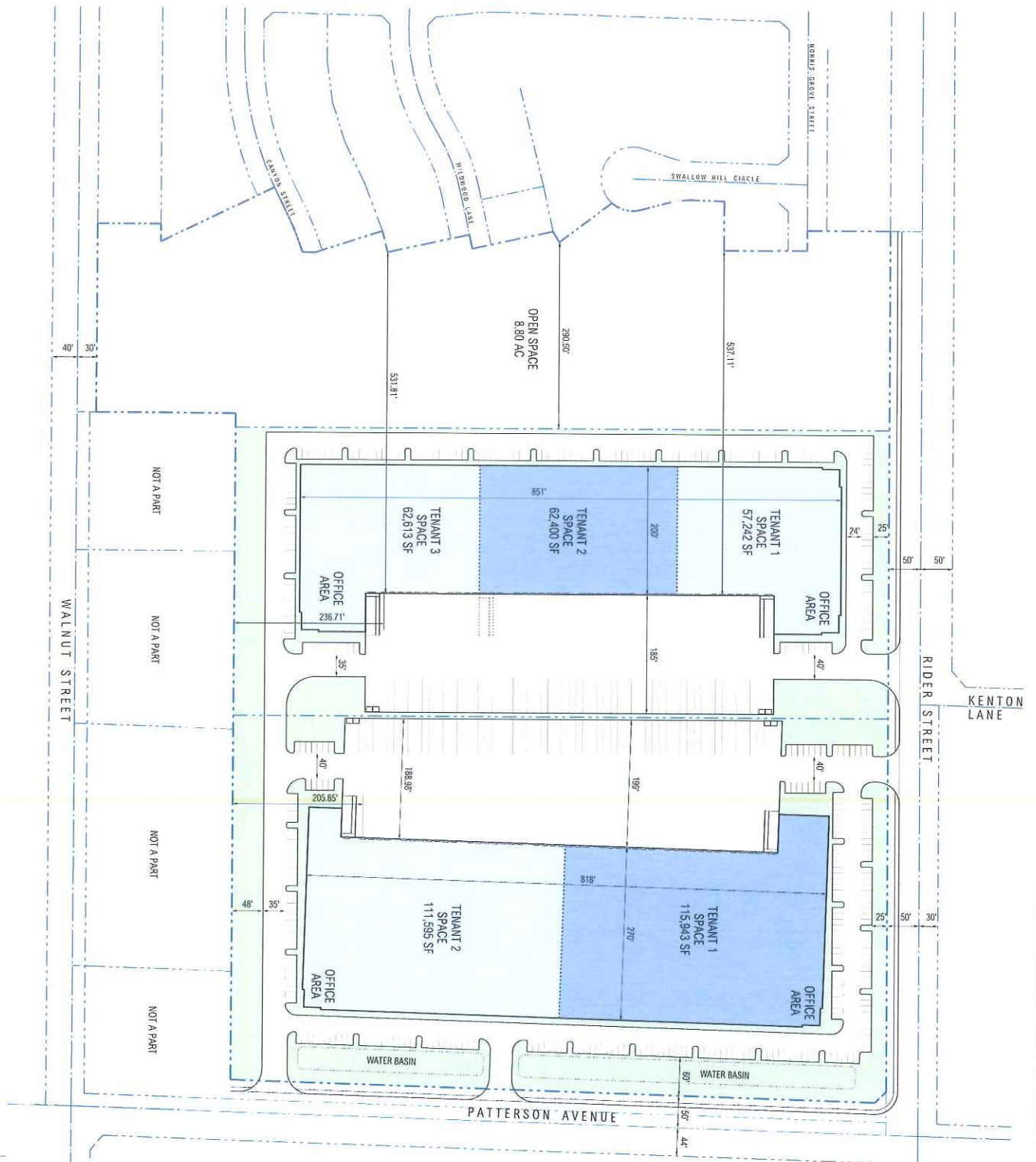
**ENGINEER**  
 SDI, INC.  
 7000 SERRANIL PARKWAY  
 RIVERSIDE, CA 92509  
 ATTN: STEVE SUDMERS  
 TEL: 951-685-3891

**ASSESSOR'S PARCEL NUMBERS**  
 317-210-018-1  
 317-210-022-4  
 317-210-023-5

**PROJECT DATA:**



**PROJECT DATA**  
 GROSS SITE AREA: 1,508,918 SF / 34.64 AC  
 STREET DEDICATION: 80,807 SF / 1.82 AC  
 FUTURE DEVELOPMENT: 383,997 SF / 8.80 AC  
 NET SITE AREA: 1,084,154 SF / 24.42 AC  
 BUILDING AREA: 409,791 SF  
 FOOTPRINT AREA: 10,000 SF  
 MEZZANINE AREA: 419,791 SF  
 TOTAL AREA: 39.44 %  
 LOT COVERAGE: 39.44 %  
 PARKING REQUIRED: 103 STALLS  
 PARKING PROVIDED: 208 STALLS (201,000 SF)  
 FUTURE DEVELOPMENT: 307 STALLS  
 TOTAL STALLS: 307 STALLS  
 PARKING SHOWN: 446 STALLS  
 LANDSCAPE REQUIRED: 161,031 SF / 15.0%  
 LANDSCAPE PROVIDED: 208,238 SF / 19.3%  
 LANDSCAPE PROVIDED:



**SITE PLAN - SCHEME 04**

**Newcastle PARTNERS**



**PERMISSIONS DATA**

CITRUS COMMERCE CENTER  
 0000 PATTERSON STREET  
 RIVERSIDE, CA

**Newcastle PARTNERS**  
 1740 GREEN RIVER  
 SUITE 110  
 COORNA, CA 92780  
 951-982-9900

NO.	DESCRIPTION	DATE	BY
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