



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 23, 2019

TO:

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| Riv. Co. Transportation Dept. | Riv. Co. Regional Parks & Open Space | Riv. Co. Airport Land Use Commission |
| Riv. Co. Environmental Health Dept. | P.D. Environmental Programs Division | Board of Supervisors - Supervisor: Kevin Jeffries |
| Riv. Co. Fire Department (Riv. Office) | P.D. Geology Section | Planning Commissioner: Carl Bruce Shaffer |
| Riv. Co. Building & Safety – Grading | P.D. Archaeology Section | |
| Riv. Co. Building & Safety – Plan Check | Riv. Co. Waste Resources Management Dept. | |

PRE-APPLICATION REVIEW NO. 190075 (PAR1900075) – EA N/A – Applicant: Phelan Development Company LLC – Representative: Dane Palanjian - First Supervisorial District – North Perris Area Zoning District – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) – Location: East of, Seaton Ave, West Patterson Ave, South of Calajco Expressway, and North of Rider St. – 8.02 Gross Acres - Zoning: Residential Agriculture One Acre Minimum (R-A-1), - **REQUEST:** Application for a 162,200 square foot industrial building that would include warehouse and office space, 110 off-street parking spaces, and landscape. APN’s 317-140-019 and 020 – **BBID: 860-360-969**

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 January 9, 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.

