



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: March 1, 2021

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: Kevin Jeffries
Planning Commissioner: Carl Bruce Shaffer
City Of Perris Sphere of Influence

PRE-APPLICATION REVIEW NO. 200057 – Applicant: Neal Holdridge – Engineer: EPD Solutions, Charlie Cisakowski – First Supervisorial District – March Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Old Oleander Avenue, south of Harley Knox Boulevard, east of Decker Road, and west of Harvill Avenue – 15.2 gross acres – Zoning: Majestic Freeway Business Center Specific Plan No. 341, Planning Area 7 – **REQUEST:** Pre-Application Review No. 200057 proposes the construction of a 243,360 square foot high-cube speculative industrial building including 5,000 square feet of ancillary office uses. The building will include 32 dock doors on the southern side of the warehouse building and a detention basin on the eastern edge of the project site. A total of 141 parking spaces are proposed and an additional 51 trailer parking spaces. The trailer parking will be designed to be located behind the building to be screen from public view. Access will be provided from Harley Knox Blvd., and Decker Road. Access to the truck court will be gated. – APNs: 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 **BBID:109-867-319**

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.



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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 March 11, 2021**. 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 Deborah Bradford, Project Planner at (951) 955- 6646, or e-mail at Dbradfor@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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