



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 8, 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:
Jeffries
Planning Commissioner: Shaffer
City Of Perris Sphere of Influence

PRE-APPLICATION REVIEW NO. 210007 – Applicant: Phelan Development Company LLC, Katrina DeArmey – Engineer: Steve J. Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue – approximately 17.5 gross acres (16.75 net acres) – Zoning: Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Rural Agricultural, 1-acre lot minimum (R-A-1) – **REQUEST:** Pre-Application Review No. 210007 proposes the construction of a 365,046 square foot industrial building including 10,000 square feet of ancillary office uses. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 44 feet in height. A total of 221 parking spaces are to be provided. Access will be provided from Cajalco Road and Seaton Avenue. – APNs: 317-140-004, 317-140-005, 317-140-019, 317-140-020, 317-140-028, 317-140-044, 317-140-045, and 317-140-046 **BBID: 213-432-155**

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 18, 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.

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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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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