



# 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: July 11, 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

Board of Supervisors - Supervisor: Jeffries

**PRE-APPLICATION REVIEW NO. 190036** – Applicant: SKC Company -- First Supervisorial District – Mead Valley Area Plan – North Perris Area Zoning District – General Plan: Light Industrial (LI) – Zoning: Industrial Park (I-P), Manufacturing - Service Commercial (M-SC) – Location: North of Martin Street, east of Seaton Avenue, west of Harvill Avenue, South of Perry Street – 4.29 gross acres – **REQUEST:** A Pre-Application Review for the construction and operation of a 45,000 square foot warehouse development on 4.29 acres. Project site has one parcel located within Specific Plan No. 341 and one parcel outside of the Specific Plan – APNs: 314-130-020, 314-130-021 – Related Cases: SP00341 – **BBID: 204-659-329**

**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 July 25, 2019**. 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 Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

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

DATE: 7/12/19

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.*

ZONING: LIGHT INDUSTRIAL  
 LAND USE: RURAL COMMUNITY - VERY LOW RES. EXISTING VACANT

ZONING: MANUFACTURING SERVICE COMMERCIAL  
 LAND USE: LIGHT INDUSTRIAL EXISTING LAND USE: INDUSTRIAL

APN: 34-03-01  
 PARCEL 7  
 P.M. NO. 659  
 P.M.B. 561

ZONING: LIGHT INDUSTRIAL  
 LAND USE: RURAL COMMUNITY - VERY LOW RES. EXISTING VACANT

ZONING: INDUSTRIAL  
 LAND USE: INDUSTRIAL EXISTING VACANT

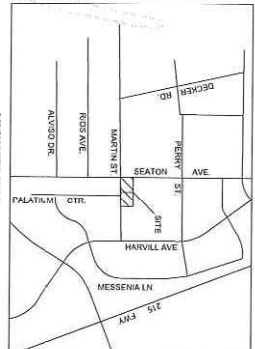
APN: 314-130-020  
 PARCEL 3  
 P.M. NO. 649  
 P.M.B. 561

APN: 314-130-021  
 PARCEL 4  
 P.M. NO. 649  
 P.M.B. 561

ZONING: MANUFACTURING SERVICE COMMERCIAL  
 LAND USE: INDUSTRIAL EXISTING LAND USE: VACANT

ZONING: MANUFACTURING SERVICE COMMERCIAL  
 LAND USE: INDUSTRIAL EXISTING LAND USE: VACANT

ZONING: MANUFACTURING SERVICE COMMERCIAL  
 LAND USE: LIGHT INDUSTRIAL EXISTING LAND USE: VACANT



- NOTES
1. PARKING STALL TOTAL = 42
  2. SEE SHEET 6719-01 FOR LEGEND
  3. SEE SHEET 6719-01 FOR LEGEND
  4. SEE SHEET 6719-01 FOR LEGEND
  5. SEE SHEET 6719-01 FOR LEGEND
  6. SEE SHEET 6719-01 FOR LEGEND
  7. SEE SHEET 6719-01 FOR LEGEND
  8. SEE SHEET 6719-01 FOR LEGEND
  9. SEE SHEET 6719-01 FOR LEGEND
  10. SEE SHEET 6719-01 FOR LEGEND

- NOTES
1. SITE AREA
  2. AREA STATISTICS
  3. PARKING STALLS AND OTHER
  4. AREAL AND GROUND SURFACE TO CORNERARY FROM 27th
  5. OUTSIDE OF HARVED FLOOD PLAN

LEGEND

1	3/4" BOUNDARY
2	1/2" BOUNDARY
3	1/4" BOUNDARY
4	1/8" BOUNDARY
5	1/16" BOUNDARY
6	1/32" BOUNDARY
7	1/64" BOUNDARY
8	1/128" BOUNDARY
9	1/256" BOUNDARY
10	1/512" BOUNDARY
11	1/1024" BOUNDARY
12	1/2048" BOUNDARY
13	1/4096" BOUNDARY
14	1/8192" BOUNDARY
15	1/16384" BOUNDARY
16	1/32768" BOUNDARY
17	1/65536" BOUNDARY
18	1/131072" BOUNDARY
19	1/262144" BOUNDARY
20	1/524288" BOUNDARY
21	1/1048576" BOUNDARY
22	1/2097152" BOUNDARY
23	1/4194304" BOUNDARY
24	1/8388608" BOUNDARY
25	1/16777216" BOUNDARY
26	1/33554432" BOUNDARY
27	1/67108864" BOUNDARY
28	1/134217728" BOUNDARY
29	1/268435456" BOUNDARY
30	1/536870912" BOUNDARY
31	1/1073741824" BOUNDARY
32	1/2147483648" BOUNDARY
33	1/4294967296" BOUNDARY
34	1/8589934592" BOUNDARY
35	1/17179869184" BOUNDARY
36	1/34359738368" BOUNDARY
37	1/68719476736" BOUNDARY
38	1/137438953472" BOUNDARY
39	1/274877907344" BOUNDARY
40	1/549755814688" BOUNDARY
41	1/1099511629376" BOUNDARY
42	1/2199023258752" BOUNDARY
43	1/4398046517504" BOUNDARY
44	1/8796093035008" BOUNDARY
45	1/17592186070016" BOUNDARY
46	1/35184372140032" BOUNDARY
47	1/70368744280064" BOUNDARY
48	1/140737488560128" BOUNDARY
49	1/281474977120256" BOUNDARY
50	1/562949954240512" BOUNDARY
51	1/1125899908481024" BOUNDARY
52	1/2251799816962048" BOUNDARY
53	1/4503599633924096" BOUNDARY
54	1/9007199267848192" BOUNDARY
55	1/18014398537736384" BOUNDARY
56	1/36028797075472768" BOUNDARY
57	1/72057594150945536" BOUNDARY
58	1/144115188301891072" BOUNDARY
59	1/288230376603782144" BOUNDARY
60	1/576460753207564288" BOUNDARY
61	1/1152921506415128576" BOUNDARY
62	1/23058430128302571536" BOUNDARY
63	1/46116860256605143072" BOUNDARY
64	1/92233720513210286144" BOUNDARY
65	1/18446744102620572288" BOUNDARY
66	1/36893488205241145776" BOUNDARY
67	1/73786976410482291552" BOUNDARY
68	1/147573952819764583104" BOUNDARY
69	1/295147905639529166208" BOUNDARY
70	1/590295811279058332416" BOUNDARY
71	1/118059162255811664832" BOUNDARY
72	1/236118324511633329664" BOUNDARY
73	1/472236649023266659328" BOUNDARY
74	1/944473298046533318656" BOUNDARY
75	1/18889465960930666731312" BOUNDARY
76	1/377789319218613334626256" BOUNDARY
77	1/7555786384372266692532112" BOUNDARY
78	1/15111572768744533785064224" BOUNDARY
79	1/30223145537489067570128448" BOUNDARY
80	1/60446291074978135140256896" BOUNDARY
81	1/120892582149956270280513792" BOUNDARY
82	1/24178516429991254056107584" BOUNDARY
83	1/483570328599825081121411968" BOUNDARY
84	1/967140657199650162242823936" BOUNDARY
85	1/1934281314399300324856477872" BOUNDARY
86	1/3868562628798600649712955744" BOUNDARY
87	1/7737125257597201299425911488" BOUNDARY
88	1/15474250515194402598851822976" BOUNDARY
89	1/30948501030388805197704445752" BOUNDARY
90	1/61897002060777610375408915504" BOUNDARY
91	1/123794004121555220750817831008" BOUNDARY
92	1/247588008243110441501636620016" BOUNDARY
93	1/495176016486220883003273240032" BOUNDARY
94	1/990352032972441766006546880064" BOUNDARY
95	1/1980704065944883520013137760128" BOUNDARY
96	1/3961408131889767040026275520256" BOUNDARY
97	1/7922816263779534080052551040512" BOUNDARY
98	1/15845632527559071680010510201024" BOUNDARY
99	1/31691265055118143360021020404096" BOUNDARY
100	1/63382530110236286720042040808192" BOUNDARY

VERSION HISTORY

NO.	DATE	DESCRIPTION
1	07/19/2023	INITIAL SUBMITTAL
2	07/19/2023	PRE-APPLICATION REVIEW

PRE-APPLICATION REVIEW

23094 MARTIN AVE. & 18966 SEATON AVE  
 APN 314-130-020 & -021

OWNER/APPLICANT  
**SKC COMPANY**  
 13617 12 STREET, SUITE #B  
 CHINO, CA 91710  
 SEAN KHAN, PRESIDENT  
 (909) 740-3120

ENCLOSURE ASSOCIATES, INC.  
 1989 SHERWOOD

GRAPHIC SCALE  
 0 15 30 45 60  
 (IN FEET)

1 INCH = 30 FT.

PAR CATEGORY II