

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: October 23, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
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
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riverside Transit Agency
County Service Area No. 134 c/o EDA
March Air Reserve Base, Attn. General
Manager
Board of Supervisors - Supervisor: 1st District
Planning Commissioner: 1st District
Riv. Co. Airport Land Use Commission
City of Perris Sphere of Influence

Val-Verde Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
South Coast Air Quality Management District

PRE-APPLICATION REVIEW NO. 180050– Applicant: SDH and Associates – Engineer/Representative: SDH and Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Business Park (BP) – Location: North of Placentia Avenue, South of Rider Street, East of Harville Avenue, and West of Patterson Avenue. – 30.19 Gross Acres – Zoning: Industrial Park (IP) and Manufacturing- Service Commercial (M-SC) **REQUEST:** A request for the construction of a 673,790 square-foot warehouse facility with 102 docks, 380 automobile parking spaces, 124 trailer parking spaces, and other necessary and required improvements on the project site and along the adjacent streets. – APN: 317-240-001. **BBID: 126-996-851**

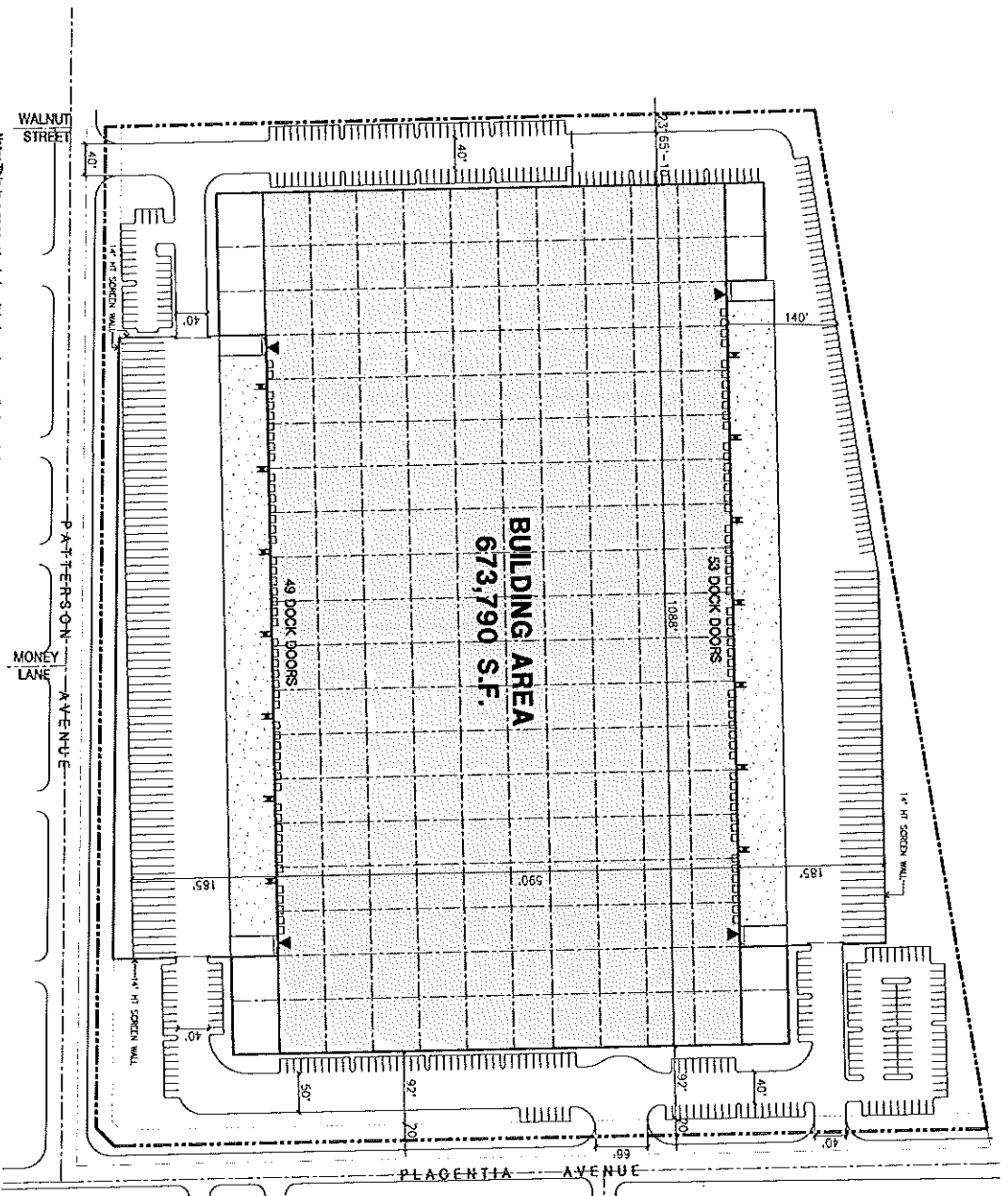
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions 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 November 15, 2018.** 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.



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a guide only and is not intended to be used as a final design. It is meant as a conceptual guide and is not intended to be used as a final design. It is meant as a conceptual guide and is not intended to be used as a final design. It is meant as a conceptual guide and is not intended to be used as a final design.



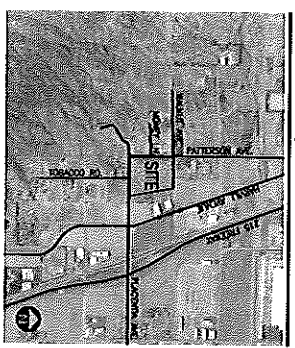
18831 Burdick Ave., Ste. #100
Irvine, CA 92612
(949) 858-1770
www.hpatech.com

Placentia Ave. & Patterson Ave

Conceptual Site Plan

Riverside, CA

Aerial Map



Tabulation

ITEM	QUANTITY	PERCENTAGE
SITE AREA	1,315,102 s.f.	
IN ACRES	30.19 ac	
BUILDING AREA	10,000 s.f.	
OFFICE	663,790 s.f.	
WAREHOUSE	673,790 s.f.	
TOTAL	673,790 s.f.	51.2%
COVERAGE		
AUTO PARKING REQUIRED	40 stalls	
OFFICE	1/2000 s.f.	
WAREHOUSE	1/2000 s.f.	
TOTAL	372 stalls	
AUTO PARKING PROVIDED	380 stalls	
STANDARD (9' x 18')		
TRAILER PARKING PROVIDED	124 stalls	
TRAILER (10' x 55')		
ZONING DISTANCE FOR CITY		
Zoning Designation - Light Industrial		
Maximum Valley Plan		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - to be verified		
MAXIMUM FLOOR AREA RATIO		
FAR - 0.25-0.60		
LANDSCAPE REQUIREMENT		
Percentage - 10%		
LANDSCAPE PROVIDED		
In percentage -	12.8%	
By s.f. -	188,992 s.f.	
SETBACKS		
Front - 20', 50' f. abate R zone	20'	
Sidewalk - 0'	0	

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



ORBIS
REAL ESTATE
PARTNERS

October 3, 2018 / Job #18460
Scheme 4