

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: June 25, 2019

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

P.D. Archaeology Section

Riv. Co. Waste Resources Management Dept. Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Shaffer Eastern Municipal Water District (EMWD) Southern California Edison Co. (SCE)

PRE-APPLICATION REVIEW NO. 190033 - Applicant: Core 5 Industrial Partners – Representative: Jon Kelly - First Supervisorial District – North Perris Area Zoning District – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) – Location: East of, Harvill Ave, West Frontage Road, South of Orange Avenue, and North of Daytona Cove – 10.97 Net Acres - Zoning: Manufacturing – Heavy (M-H) - REQUEST: The Pre-Application Review for a 202,890 square foot industrial building that would include office space, 163 off-street parking spaces, and landscape. In addition, the proposal includes access from three interior drive aisles into the neighboring industrial complex. APN: 305-170-040, 305-170-041, 305-170-042, 305-170-043, 305-170-044, 305-170-047, and 305-170-048 – Previous Cases: PP20103/R1, PM34491 – BBID: 352-063-140

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 18, 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.

6/26/19	(6Ch)
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.

WEBSTER AVENUE ONNER: PERRIS CITRUS AVELLE STORAGE 211 M RINCON STREET, SUITE 109 CORONA, CA 42880 9 HARVILL AVENUE RE THE PLANT OF THE PARTY OF THE P HARVILL AVENUE SECONDARY HIGHWAY STEL NO. 14 (DOO'R)AD TYPICAL SECTION NOT TO SCALE APIL 305-110-040 PRE-APPLICATION REVIEW EX CURB -EX SIDEWLK PROPOSED BUILDING PROJECT DESCRIPTION: THE PROJECT CONSISTS OF A 22/040 SF, IAMEBOJSE ON IISI ACRES ALONG MAYALL AVENUE AND ADJACENT TO AN EXISTING SHEEPING CENTER. <u>PARCEL A.</u> PARCES I, 3, 3, 4,5,6 AND 4 OF PARCEL PAR NO, 3441, IN THE COUNT OF INVESIDE. STATE OF CALFORNA RECORDED IN BOOK 128, PAGE 5 THROUGH ID, INCLUSIVE, OF HARS, RECORDS OF SAID COUNT, LEGAL DESCRIPTION: THE LAW SEPERED TO HEREN BELON IS STUATED IN THE UNICORPORATED AREA OF COUNT OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCREED AS FOLLOWS. SITE ADDRESS: EAST OF HARVILL AVENUE AND NORTH OF DAYTONA COVE SECIAL B. GREGALISME RECIPROCAL ACCESS EMEMBERS AS CONTAINED IN THE DOCUMENT SHITLED "SELL-MANTRY OF COMENINS, CONTROMS, ESTRECIDES, AND DESERVATION OF KENNETS FOR ENTERNA BESISHES AND, FANCES LAW D. SHAM "RECORDES OF SHIP ADMILLAS FOR ENTERNET NO 2011-0442075 OF GREGAL RECORDS OF SHIP COMENT. SHIBACK PLACENTIA AVE LANDSCAPED AREA REQUIRED, LANDSCAPED AREA RECYDED LANDSCAPED AREA PROVIDED LAND USE/ZONING: BOSINE UND USE. PROPOSED LAND USE. ENSTINE I PROPOSED SONES. ENSTINE I PROPOSED SONES. ENSTINE I PROPOSED SONES. ENSTINE I PROPOSED SERVE. PLAN L'AU SIREET. ENSTINE I PROPOSED SERVE. PLAN L'AU SIREET. 3. FEMA CORPUSITY PANEL NO. DIGOESCHACH, ZONE X. COUNTY OF RIVERSS 4. THIS PROJECT IS HITHIN A SPECIFIC PLAN FAY STREET CORRIDOR #000]. THIS AREA IS SUBJECT TO LOW LIGHTFACTION POTENTIAL AND IS SUSCEPTIBLE TO SUBJECTED. NOTES: 1. 2000 THOMAS BROS. MAP-PAGE TTI, GRID ES. ASSESSOR'S PARCEL NUMBER(S): FOURTH AREA STE ASEA PAILER (12X5) VIIO PARKING FOR OFFICE AREA COMPRISING LESS THAN 10% OF THE TOTAL SPOSS SQUARE FOOTAGE OF THE BUILDING SHALL BE INCLUDED IN THIS CALCULATION. PARSINE REGISERENTS WARDAUSE & VIZOO S.F. (IF EXCEP) IOB OF SFA) TOTAL PARKING REGISTED LOT COVERAGE PROPOSED, 43% MAX. ALLOWED, WA PROJECT DATA THE PROJECT IS LOCATED WITHIN ZONE C-2 OF THE MARCH AIR RESERVANCE AND WILL REQUIRE REVISING BY ARREST LAND USE COMMISSION (ALTIC.) STANDARD (4'XI4') HANDICAP (4'XI4') NO EXETNE POWER POLES ADJACENT TO SITE CORE 5 INDUSTRIAL PARTMERS HARVILL AVENUE & DAYTONA COVE CATEGORY II PAR SITE PLAN VICINITY MAP WEBB BIDIAN AVE 477,382 S.F. 3788 McGRAY STREET 3788 McGRAY STREET RVERSIDE CA. 92506 PH. (951) 880-1070 FAX (951) 780-1250 6 STALLS 294 STALLS VACANT/COMMERCIAL MAREHOUSE FACILITY HH E LIGHT NOUSTRIAL (L.) #IOC 10% 14% 64,516 S.F. 45 STALLS 10.96 AC.