



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) THIRD CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 22, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Trans. Dept. – Landscape Section  
March Air Reserve Base

Board of Supervisors - Supervisor: Jeffries  
Planning Commissioner: Carl Bruce Shaffer

**PLOT PLAN NO. 180028 (PPT180028)** – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District –North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Northerly of Cajalco Expressway, westerly of Harvill Avenue, southerly of Martin Street, easterly of Seaton Avenue – 72.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC), and Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 1,185,400 square foot warehouse/distribution/manufacturing development consisting of 3 buildings on 72.5-acres (gross). The 3 buildings consist of a 1,138,800 square foot building (identified as Building 1), a 31,408 square foot building (identified as Building 3), and a 15,192 square foot building (identified as Building 4). – APNs: 317-100-010 through 317-100-028, 317-110-020. Related Cases: SP00341, EIR0466, PP26102, PP25461, – **BBID: 850-529-367**

**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 internal review on June 6, 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.

*No New/Additional Comments*

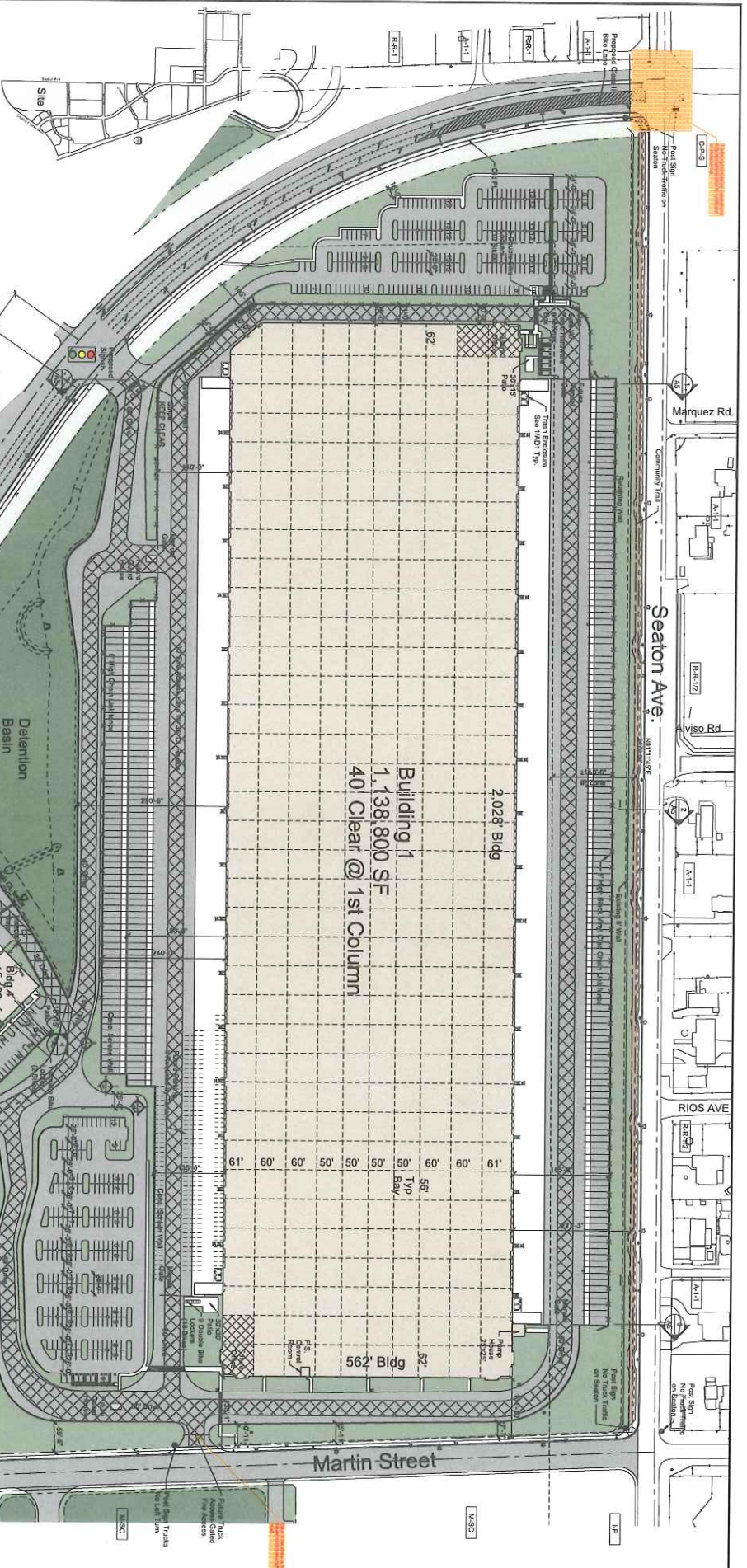
DATE: 5/23/19

SIGNATURE: *[Handwritten 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.*



**Building 1**  
 1,138,800 SF  
 40' Clear @ 1st Column

**ASSESSORS PARCEL NO.**

PARCEL 1: 317-100-011  
 PARCEL 2: 317-100-012  
 PARCEL 3: 317-100-013  
 PARCEL 4: 317-100-014  
 PARCEL 5: 317-100-015  
 PARCEL 6: 317-100-016  
 PARCEL 7: 317-100-017  
 PARCEL 8: 317-100-018  
 PARCEL 9: 317-100-019  
 PARCEL 10: 317-100-020  
 PARCEL 11: 317-100-021  
 PARCEL 12: 317-100-022  
 PARCEL 13: 317-100-023  
 PARCEL 14: 317-100-024  
 PARCEL 15: 317-100-025  
 PARCEL 16: 317-100-026  
 PARCEL 17: 317-100-027  
 PARCEL 18: 317-100-028

**LEGAL DESCRIPTION:**

PARCELS 1-19 INCLUDING OF RECORD IN BK 16, PGS 11 THROUGH 18 OF MAPS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

**PREPARED BY:**  
 COMMERCE CONSTRUCTION CO.  
 1101 CROSSROADS PARKWAY, NO. 5TH FLOOR  
 RIVERSIDE, CA 92503  
 (951) 509-0453

**DESIGNED BY:**  
 SOLIHERN CALIFORNIA DESIGN  
 401 Main Street, Suite 200  
 Riverside, CA 92501  
 (951) 795-8999

**THE WATERBURY GROUP**  
 1001 1/2 Street, Suite 200  
 Riverside, CA 92501  
 (951) 972-4348

**ATTORNEYS:**  
 EASTERN MUNICIPAL WATER DISTRICT  
 1001 1/2 Street, Suite 200  
 Riverside, CA 92501  
 (951) 972-4348

**THOMAS BROTHERS:**  
 1001 1/2 Street, Suite 200  
 Riverside, CA 92501  
 (951) 972-4348

Site Area (Acres)	Site Area (Sq Ft)	Change (%)	Landscaping Requested (%)	Landscaping Provided (%)	Disc. (SF)	Trash/Recycling (13x57)	Car Parking (250/Other)	Car Parking (1x15)	Ratey Car (1x15)	Total Car (1750 Car Spaces)	Bus Parking (1750 Car Spaces)	Bus Parking (250)	Site Parking (250)
62.2392	50,5553	11.18,00%	43.83%	287,242	18.93%	0.03%	227	301	689	27 @ 10%	34	0	2
2.3034	2,044	34.93%	8.9%	10.90%	0.03%	11	0	0	0	0	0	0	2
1.9133	1,647	14.60%	8.0%	10.90%	0.03%	9	0	0	0	0	0	0	2
5.9701	5,119	15.12%	14.60%	8.0%	10.90%	0.03%	9	0	0	0	0	0	2
72.5315	60,833	11.81,00%	38.97%	327,042	19.27%	0.03%	247	301	714	27 @ 10%	34	0	2