



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: December 26, 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
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
March Air Reserve Base, Attn.
Mead Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Bruce Shaffer
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.
CALTRANS District # 8
Santa Ana Reg. Water Quality Control Board
South Coast Air Quality Management District
California Department of Fish and Wildlife
United States Fish and Wildlife Service

PLOT PLAN NO. 180034 (PPT180034) – Applicant: Majestic Realty – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Easterly of Harvill Avenue, southerly of Commerce Center Drive, northerly of Perry Street, westerly of Interstate 215 – 18.37 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 373,368 square foot warehouse/distribution/manufacturing development on 18.37-acres (gross). – APNs: 314-100-008, 317-270-001 through -008, 314-290-001 through -022. Related Cases: SP00341, EIR0466 – **BBID: 143-300-420**

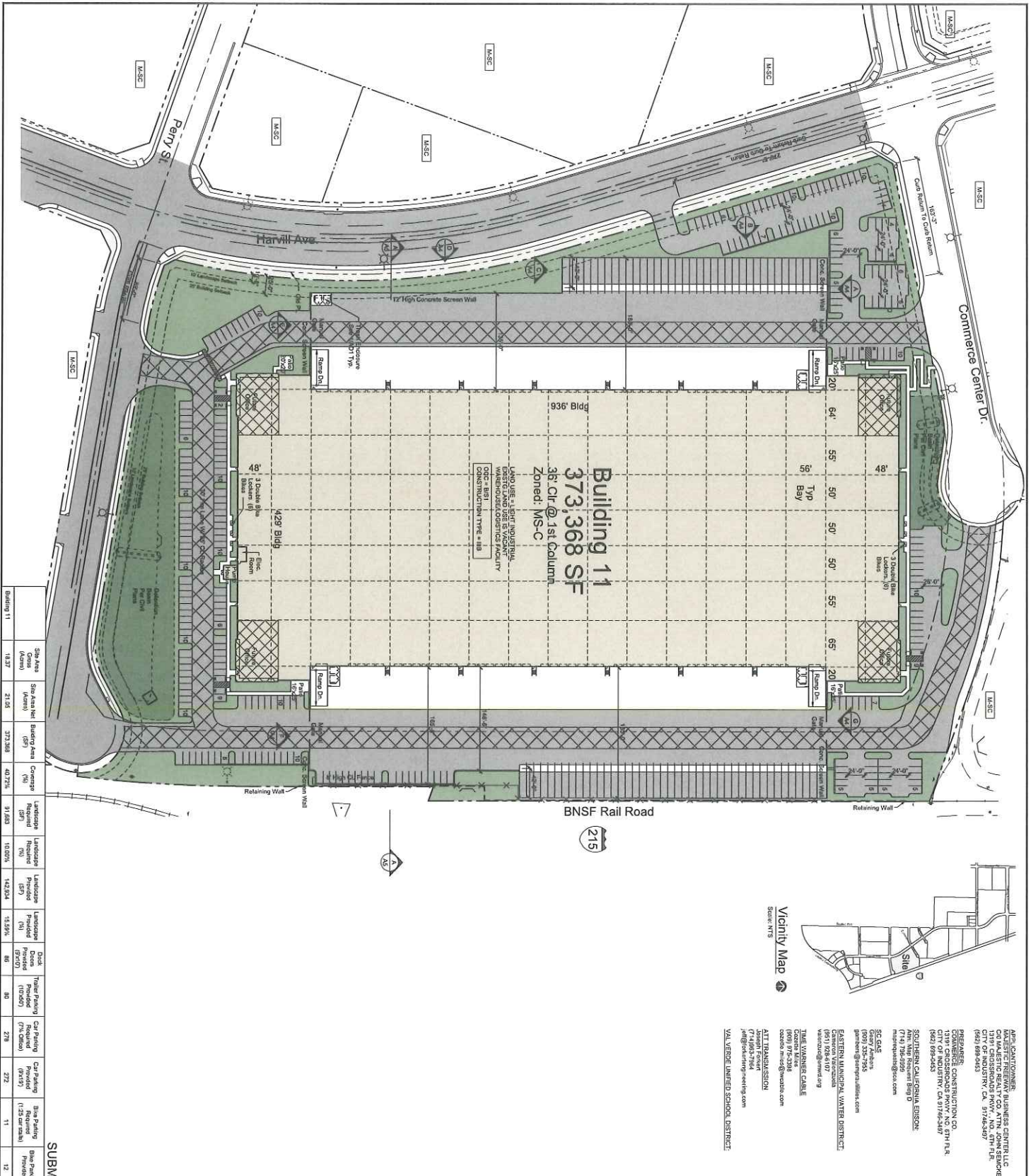
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions 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 January 10, 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.

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.



APR. CONTRACTOR: MAJESTIC FREEWAY BUSINESS CENTER LLC
MAJESTIC FREEWAY BUSINESS CENTER LLC
 13191 Crossroads Parkway North, Suite 100
 City of Industry, CA 91746-3497
 (924) 898-6433

PREFABRICATOR: COMMERCE CONSTRUCTION CO.
 13191 Crossroads Pkwy, NO. 8TH FL.
 CITY OF INDUSTRY, CA 91746-3497
 (924) 898-6433

SOUTHERN CALIFORNIA Edison
 17147 Vanowen Street, Suite 100
 Northridge, CA 91324
 (818) 706-6000
 mtf@scs Edison.com

SC GAS
 Gas Safety Services
 5600 Wilshire Blvd, Suite 100
 Beverly Hills, CA 90210
 (310) 477-3333
 gas@scgas.com

EASTERN MANUFACTURING DISTRICT
 Eastern Manufacturing District
 9511 92nd St, Suite 100
 Van Nuys, CA 91411
 (818) 775-3333
 eastern.manufacturing@gmail.com

THE WANNER CABLE
 The Wannier Cable
 9600 97th Street
 Van Nuys, CA 91411
 (818) 775-3333
 wanner.cable@earthlink.net

ATI TRANSMISSION
 AT&T Transmission
 13191 Crossroads Parkway North, Suite 100
 City of Industry, CA 91746-3497
 (924) 898-6433
 ati@att.com

VAL VERDE UNIFIED SCHOOL DISTRICT
 Val Verde Unified School District
 13191 Crossroads Parkway North, Suite 100
 City of Industry, CA 91746-3497
 (924) 898-6433

ASSASSINATOR: JAMES R. BURRIS
 13191 Crossroads Parkway North, Suite 100
 City of Industry, CA 91746-3497
 (924) 898-6433

EXISTING ZONING: MS-C
PROPOSED ZONING: MS-C
 ALSO THE SUBORDINATING AREA SPECIFIC PLAN 341-E I, P. 466

Initial Key Set at all Cities and Office Entries.

ZONING & LAND USE INFORMATION:
 COUNTY OF RIVERSIDE GENERAL PLAN:
 LIGHT INDUSTRIAL
 EXISTING ZONING IS MS-C
 PROPOSED ZONING IS MS-C
 ALSO THE SUBORDINATING AREA SPECIFIC PLAN 341-E I, P. 466

Parking Stalls:
 All parking stalls are 9'x19' Minimum with End Stalls
 For more information, please contact the City of Industry, California
 City of Industry, California
 24110 AS RECORDING 1816, 1815, 1805 311THRU 18 OF
 MAPS, RECORDS OF RIVERSIDE COUNTY, CA.

Assessor Parcel Maps:

- 314-278-001
- 314-278-002
- 314-278-003
- 314-278-004
- 314-278-005
- 314-278-006
- 314-278-007
- 314-278-008
- 314-278-009
- 314-278-010
- 314-278-011
- 314-278-012
- 314-278-013
- 314-278-014
- 314-278-015
- 314-278-016
- 314-278-017
- 314-278-018
- 314-278-019
- 314-278-020
- 314-278-021
- 314-278-022

Legal Description:
 PARCELS 1 THROUGH 22 OF THE MAP 1816, 1815, 1805 311THRU 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.

COMMERCE CONSTRUCTION CO. L.P.
 13191 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-3497
 Telephone: (924) 898-6453
 License No. 723302

SITE PLAN
BUILDING 11
MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

6712
 SHEET NO. A1.11

SUBMITTAL (2018 11 30)

SCALE
 1" = 50'-0"