



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 27, 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.
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. 180038 (PPT180038) – 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, northerly of Commerce Center Drive, southerly of Markham Street, westerly of Interstate 215 – 8.45 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 147,249 square foot warehouse/distribution/manufacturing development on 8.45-acres (gross). – APNs: 314-110-073, 314-260-018, 314-270-024, 314-270-025. Related Cases: SP00341, EIR0466 – **BBID: 789-550-246**

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.

ZONING & LAND USE INFORMATION:
 COUNTY OF RIVERSIDE GENERAL PLAN:
 "LIGHT INDUSTRIAL"
 ALSO THE SURROUNDING AREA
 SPECIFIC PLAN 3411 E.I.R. 488
 Initial Kasee Bae at AR
 Sales and Office Staff:

Parking Stalls:
 All Spaces 32' x 60' Minimum With 6' Sidewalk
 Being 11'x17' Minimum. A six inch high curb with a 12
 inch wide concrete walkway shall be constructed along
 perimeter on end stalls subject to vehicle parking spaces.
 All Accessible Stalls Follow ADA Guidelines.

Assessor Parcel Maps:
 314-260-018
 314-270-024
 314-270-025
 314-110-072

Legal Description:
 Legal

PREPARED BY:
 MARI KANTONEN
 MAJESTIC FREEMWAY BUSINESS CENTER LLC
 3141 MAJESTIC FREEMWAY, SUITE 101
 CITY OF RIVERSIDE, CA 92503-3445
 (952) 899-9455

PREPARED BY:
 COMMERCIAL CONSTRUCTION CO.
 15811 COMMERCIAL CENTER DRIVE, 6TH FLR.
 CITY OF INDUSTRY, CA 91746-3487
 (62) 899-9455

SOUTHERN CALIFORNIA EDISON:
 11500 W. 156TH AVE. BLDG D
 RIVERSIDE, CA 92504
 mres@sc Edison.com

SC GAS:
 6000 W. 156TH AVE. BLDG D
 RIVERSIDE, CA 92504
 mres@scgas.com

EASTERN MUNICIPAL WATER DISTRICT:
 11500 W. 156TH AVE. BLDG D
 RIVERSIDE, CA 92504
 mres@emwd.com

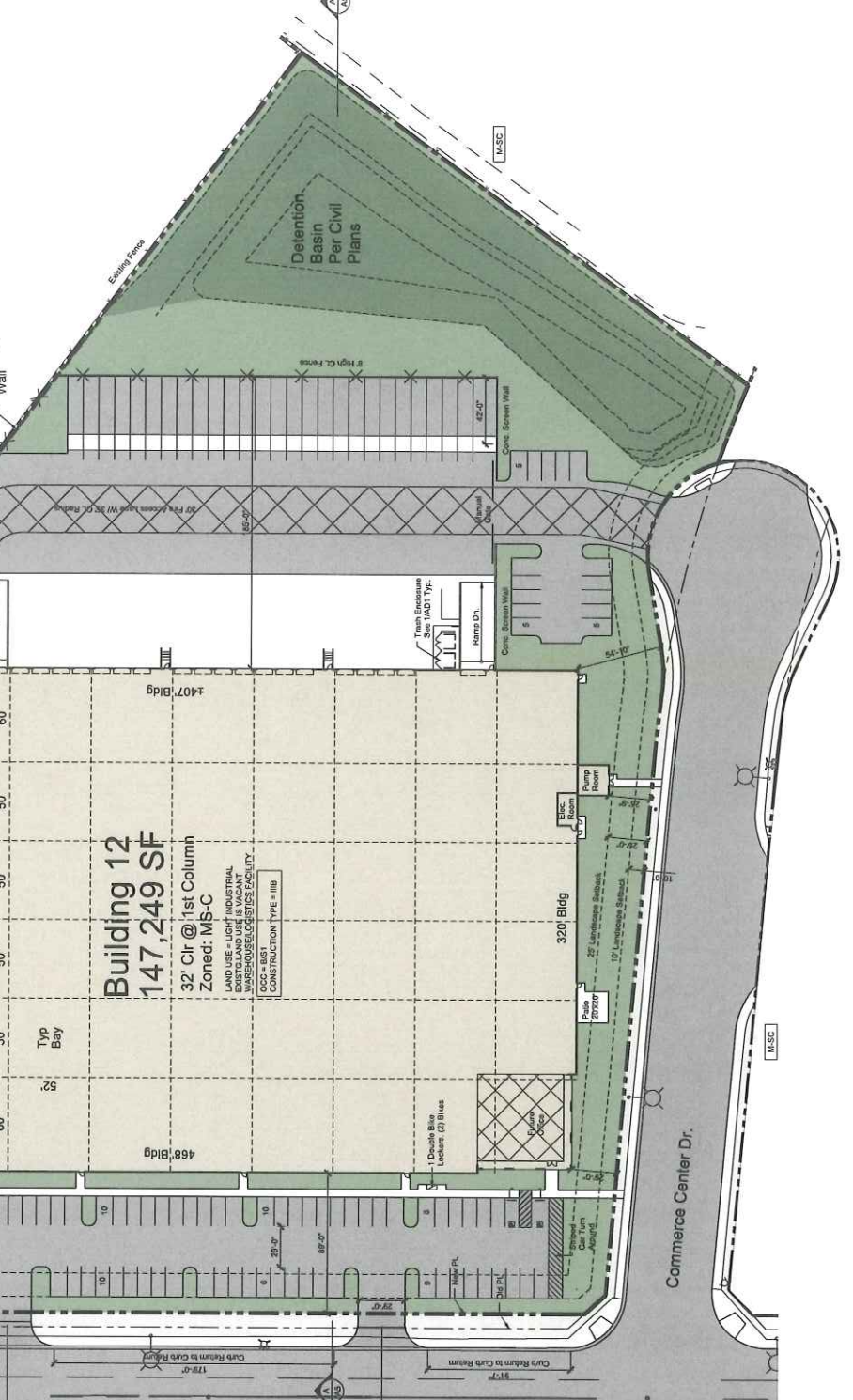
TIME WARNER CABLE:
 6000 W. 156TH AVE. BLDG D
 RIVERSIDE, CA 92504
 mres@tw.com

AT&T TRANSMISSION:
 6000 W. 156TH AVE. BLDG D
 RIVERSIDE, CA 92504
 mres@att.com

VAL VERDE UNITED SCHOOL DISTRICT:

Vicinity Map:
 Scale: NTS

Building 12
 147,249 SF
 32' C/R @ 1st Column
 Zoned: M5-C
 LAND USE - LIGHT INDUSTRIAL
 WAREHOUSE/LOGISTICS FACILITY
 OCC = B1
 CONSTRUCTION TYPE = IIB



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