

# 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: February 27, 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  
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. 190003 (PPT190003)** – 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: Westerly of Harvill Avenue, northerly of Commerce Center Drive, southerly of Markham Street, easterly of Seaton Avenue – 5.77 Gross Acres – Zoning: Industrial Park (I-P), Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 86,319 square foot warehouse/distribution/manufacturing development on 5.77-acres (gross). – APNs: 314-260-001, 314-260-002, 314-260-003, 314-260-004, 314-260-005, 314-260-006, 314-260-007, 314-260-008, 314-260-009, 314-270-015, 314-270-016, 314-270-017, 314-270-018, 314-270-019, 314-270-020, 314-270-022, 314-270-023. Related Cases: SP00341, EIR0466 – **BBID: 308-876-726**

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.*

# MAJESTIC FREEWAY BUSINESS CENTER – BUILDING 15

## Plot Plan Project Description



### PROJECT SITE AND SURROUNDING AREA

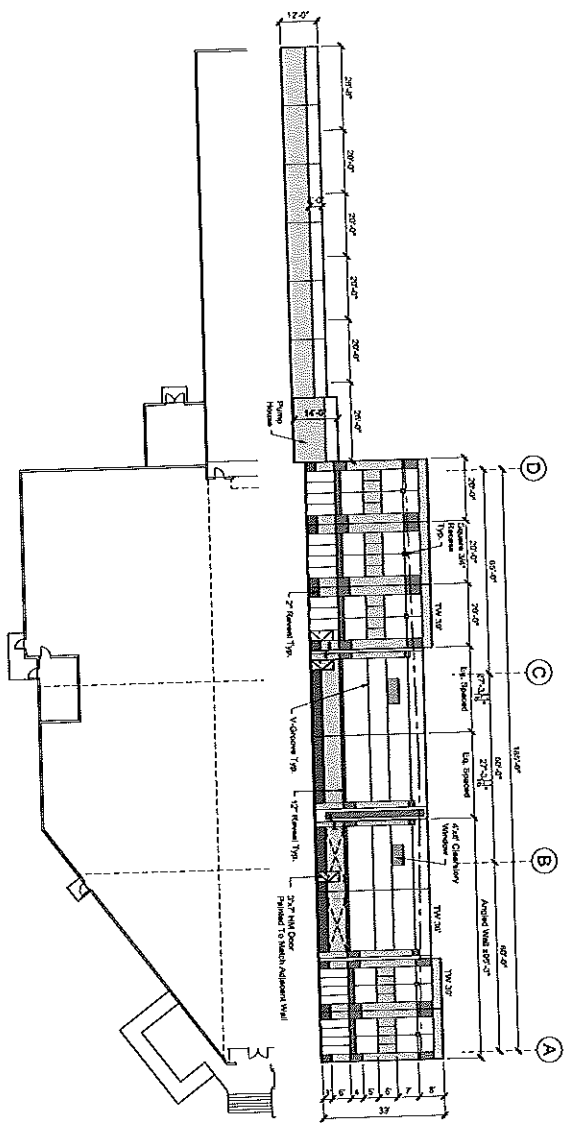
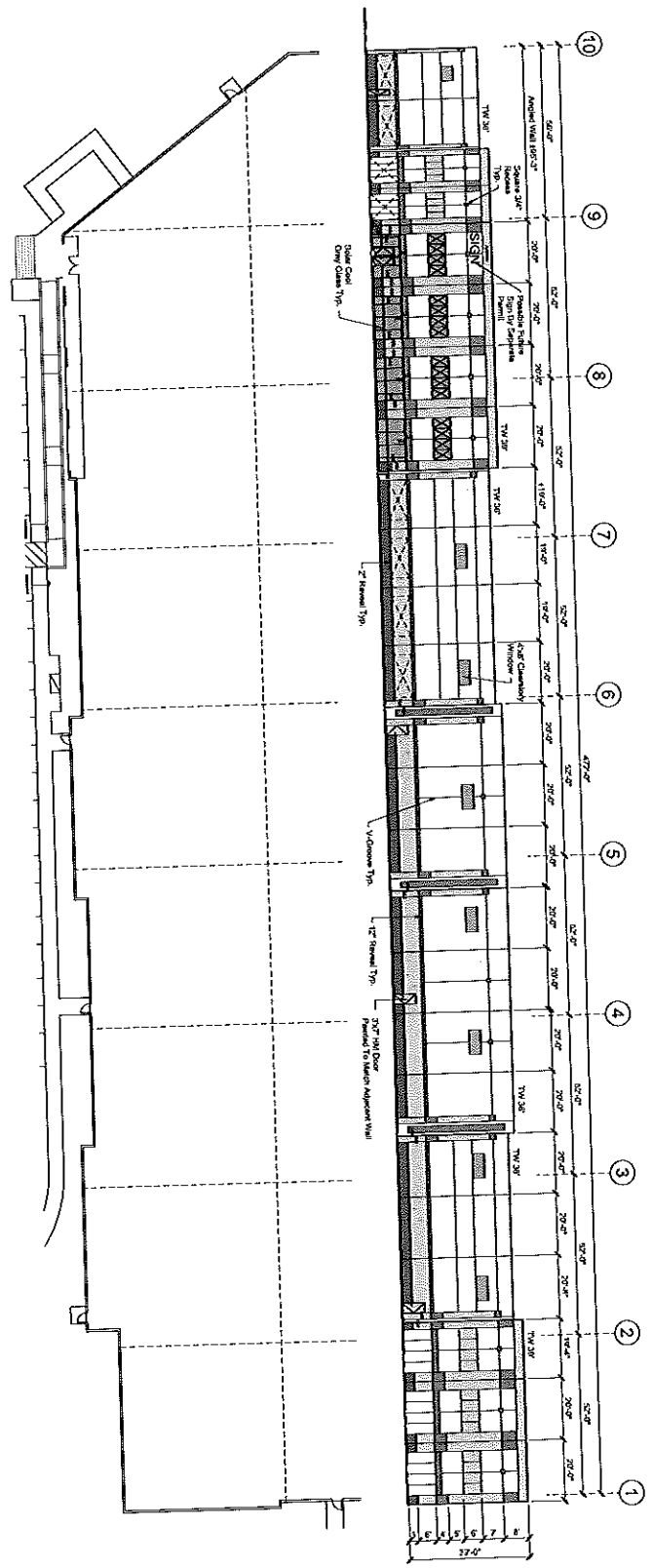
The Majestic Freeway Business Center (MFBC) Building 15 project (herein, “Project”) encompasses an approximately 5.8-acre portion of the MFBC Specific Plan (SP No. 314) in unincorporated Riverside County. Specifically, the Project site is located east of Seaton Avenue, west of Harvill Avenue, north of Commerce Center Drive, and south of Markham Street and encompasses the following 18 Assessor’s Parcel Numbers (APNs): 314-260-001 through 314-260-009; 314-270-015 through 314-270-023. Under existing conditions, the Project site is vacant and has been previously disturbed by weed abatement activities. The Project site is designated “Light Industrial” by MFBC SP No. 341 and is zoned for “Industrial Park (I-P)” and “Manufacturing - Service Commercial (M-SC)” uses by the County’s Zoning Map.

The properties immediately north-northwest, east, and south of the Project site are designated for “Light Industrial” land uses by MFBC SP No. 341 and consist of vacant land under existing conditions. The properties immediately west of the Project site are designated for “Rural Community – Very Low Density Residential” land uses by the County’s General Plan and contain an existing single-family residential neighborhood. Additionally, the property immediately north of the Project site (north of the intersection of Markham Street and Harvill Avenue) is designated for “Light Industrial” land uses by MFBC SP No. 341 and consists of an existing warehouse facility pursuant to approved Plot Plan No. 25252.

### PLOT PLAN DESCRIPTION

The Project Applicant, Majestic Realty Co., is proposing a Plot Plan application for the future development of a conforming warehouse facility on the subject property. Specifically, the enclosed Plot Plan Application provides a proposal for the development of one approximately 86,319 s.f. warehouse building (herein, “Building 15”). Building 15 will provide warehouse space, office spaces, and up to 21 dock doors located on the southern side of the building. Notable Project improvements include ornamental landscaping, drive aisles, utility infrastructure, passenger vehicle parking, truck trailer parking spaces, and water drainage basin at the eastern portion of the site. Project development will require future lot line adjustments and/or mergers to provide appropriate lot configurations for the proposed warehouse facility and to provide rights-of-way along the Project site’s frontages to Harvill Avenue, Markham Street, Seaton Avenue and Commerce Center Drive.

1.00  
 2.00  
 3.00  
 4.00  
 5.00  
 6.00  
 7.00  
 8.00  
 9.00  
 10.00  
 11.00  
 12.00  
 13.00  
 14.00  
 15.00  
 16.00  
 17.00  
 18.00  
 19.00  
 20.00  
 21.00  
 22.00  
 23.00  
 24.00  
 25.00  
 26.00  
 27.00  
 28.00  
 29.00  
 30.00  
 31.00  
 32.00  
 33.00  
 34.00  
 35.00  
 36.00  
 37.00  
 38.00  
 39.00  
 40.00  
 41.00  
 42.00  
 43.00  
 44.00  
 45.00  
 46.00  
 47.00  
 48.00  
 49.00  
 50.00  
 51.00  
 52.00  
 53.00  
 54.00  
 55.00  
 56.00  
 57.00  
 58.00  
 59.00  
 60.00  
 61.00  
 62.00  
 63.00  
 64.00  
 65.00  
 66.00  
 67.00  
 68.00  
 69.00  
 70.00  
 71.00  
 72.00  
 73.00  
 74.00  
 75.00  
 76.00  
 77.00  
 78.00  
 79.00  
 80.00  
 81.00  
 82.00  
 83.00  
 84.00  
 85.00  
 86.00  
 87.00  
 88.00  
 89.00  
 90.00  
 91.00  
 92.00  
 93.00  
 94.00  
 95.00  
 96.00  
 97.00  
 98.00  
 99.00  
 100.00



NORTH ELEVATION A  
 SCALE: 1/8" = 1'-0"  
 TOTAL ALUMINUM FINISH IS 30"  
 ABOVE FINISH FLOOR

**COLOR LEGEND**

[Color Swatch]	SHERRIN WILLIAMS SW 7005
[Color Swatch]	PAINT WHITE
[Color Swatch]	SHERRIN WILLIAMS SW 7100
[Color Swatch]	MONOPOL SAUFER
[Color Swatch]	SHERRIN WILLIAMS SW 7005
[Color Swatch]	WALL STREET
[Color Swatch]	SHERRIN WILLIAMS SW 7005
[Color Swatch]	ULTRACR BLUE
[Color Swatch]	GLAZING SOLID OPAL GRAY

Building is 7" (1/2") Concrete Panels  
 Total Aluminum Finish is 30"  
 Above Finish Floor

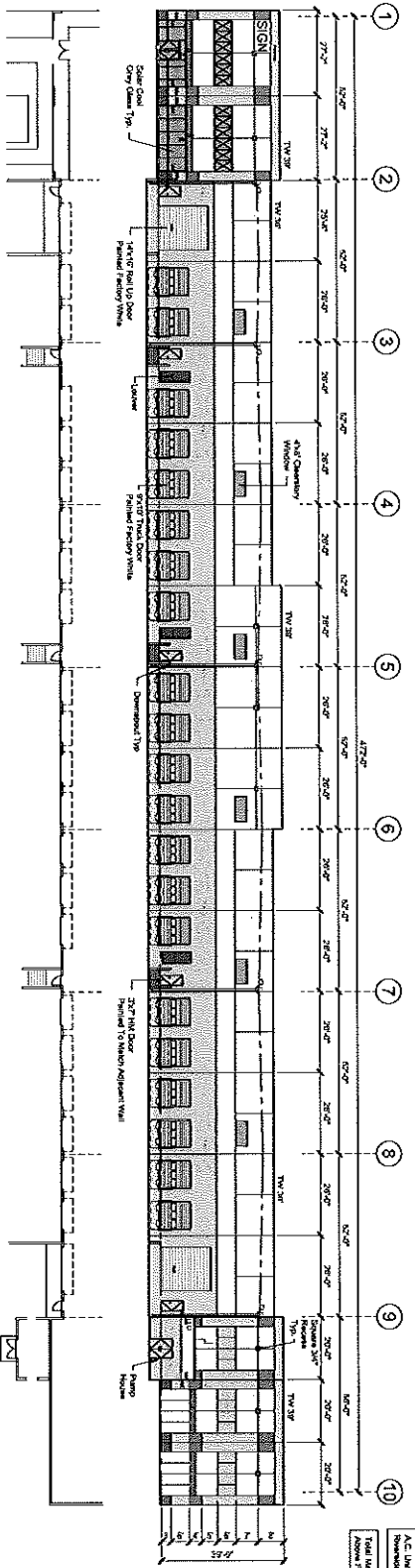
SUBMITTAL (2019.02.13)  
 EAST ELEVATION B  
 SCALE: 1/8" = 1'-0"  
 A3.15A

ELEVATIONS  
 BUILDING 15  
 MAJESTIC FREEWAY BUSINESS CENTER  
 RIVERSIDE, CA

CONVERSE CONSTRUCTION CO., L.P.  
 13141 Oceanside Parkway North  
 Suite 100  
 City of Industry, California 91748-3497  
 Telephone: (626) 858-2453  
 Fax: (626) 858-2453  
 Lic# 92-72352

SHEET NO.  
 6712  
 C.C.C. 2017 NO.  
 2-15-11

Provide Best Top Sighting of all  
 A.C. Units per County of  
 Riverside Specifications



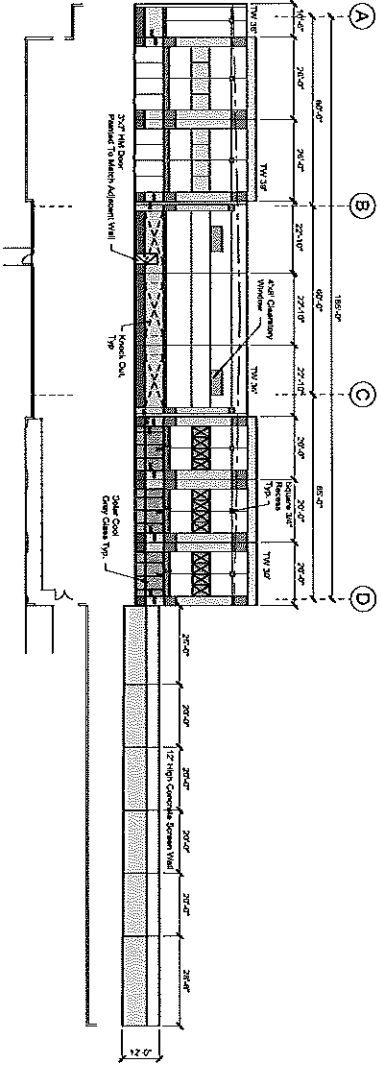
**SOUTH ELEVATION** SCALE: 1/8" = 1'-0"

**COLOR LEGEND**

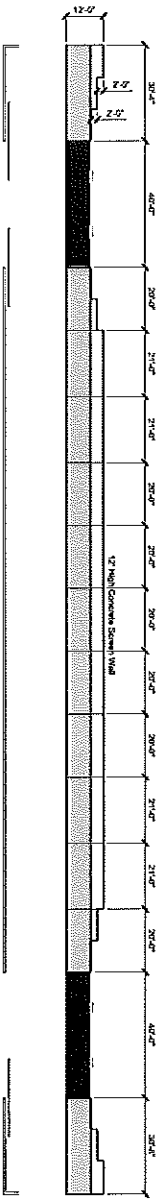
[Pattern]	SHIMAWI WALLING
[Pattern]	DW/TXO
[Pattern]	FRONT VENTIL
[Pattern]	SHIMAWI WALLING
[Pattern]	DW/TXO
[Pattern]	MONOCOL SILVHT
[Pattern]	SHIMAWI WALLING
[Pattern]	DW/TXO
[Pattern]	WALL DIRECT
[Pattern]	SHIMAWI WALLING
[Pattern]	DW/TXO
[Pattern]	LEISURE SLUR
[Pattern]	DW/MS
[Pattern]	SHIMAWI WALLING
[Pattern]	CONCRETE
[Pattern]	SOFTWOOD GRAY
[Pattern]	CLADDING
[Pattern]	CLADDING

Building is 16' 6" High Concrete Panels

Total Maximum Height is 30' Above Finished Floor.



**WEST ELEVATION** SCALE: 1/8" = 1'-0"



**SCREEN WALL ELEVATION** SCALE: 1/8" = 1'-0"

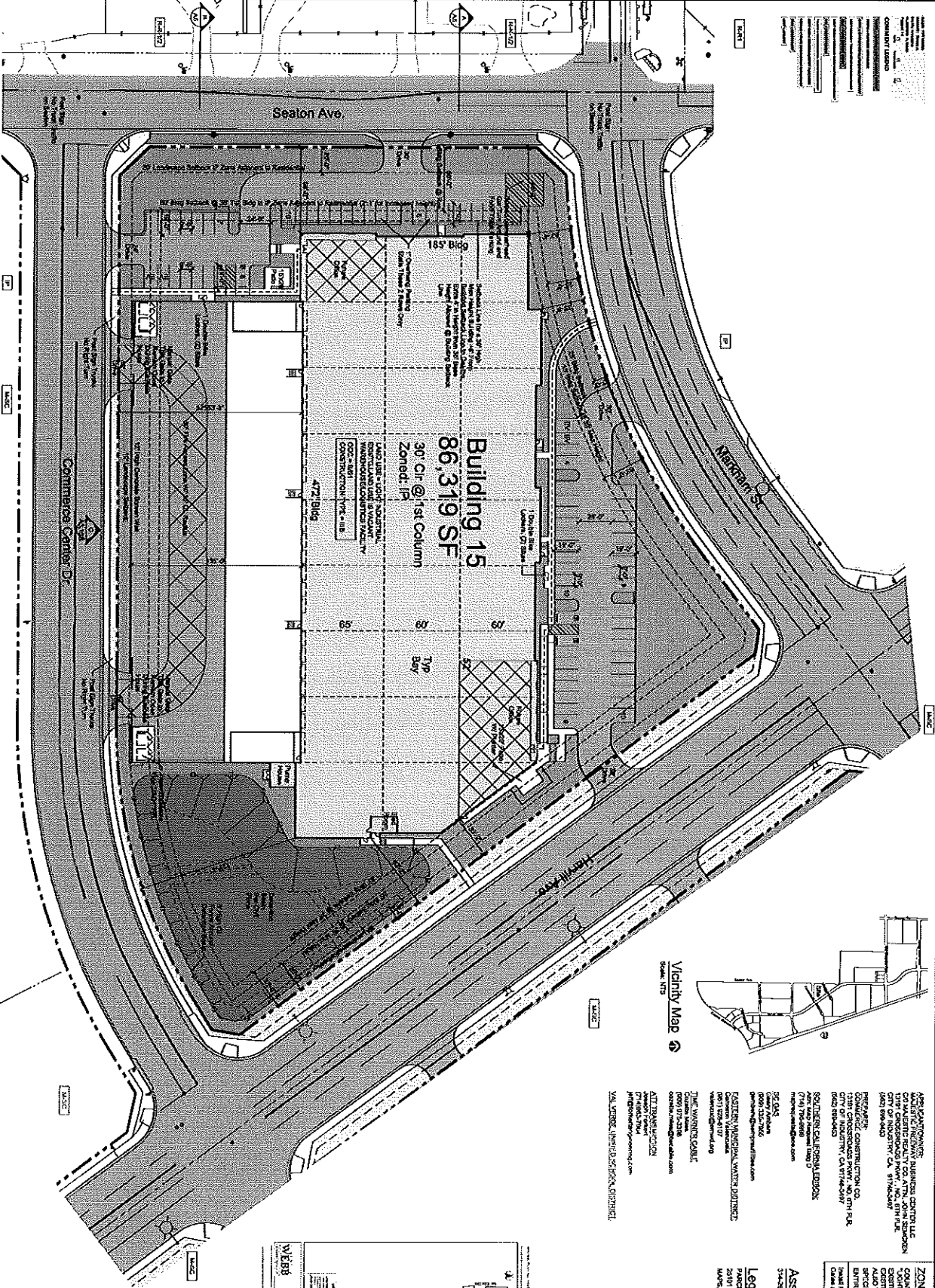
**SUBMITTAL (2019 02 13)**

**A3.15E**  
SHEET NO. 6712  
DRAWN BY DWT  
COP. DATE: 02/13/19

**ELEVATIONS**  
**BUILDING 15**  
**MAJESTIC FREEWAY BUSINESS CENTER**  
RIVERSIDE, CA

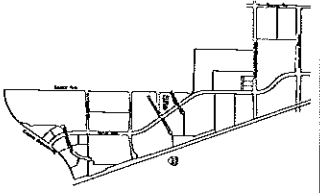
**CONVERSE CONSTRUCTION CO., L.P.**  
13181 Copeland Parkway #202  
Suite 400  
City of Industry, California 91745-3457  
Telephone (626) 699-6103  
Lic#44 No. 723352

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.  
 DATE OF DECLASSIFICATION: 01/15/2013  
 AUTHORITY: 50 CFR 17.104  
 REVIEWER: [Redacted]  
 APPROVED: [Redacted]

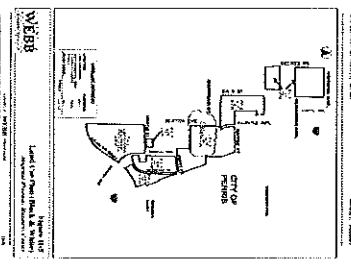


**Parking Stalls:**  
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.  
 DATE OF DECLASSIFICATION: 01/15/2013  
 AUTHORITY: 50 CFR 17.104  
 REVIEWER: [Redacted]  
 APPROVED: [Redacted]

Stall Type	Count	Area (sq ft)	Notes
Handicap	2	100	ADA Compliant
Light	10	200	
Dark	10	200	
Other	10	200	
<b>Total</b>	<b>32</b>	<b>600</b>	



**ASSIGNMENT:**  
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.  
 DATE OF DECLASSIFICATION: 01/15/2013  
 AUTHORITY: 50 CFR 17.104  
 REVIEWER: [Redacted]  
 APPROVED: [Redacted]



**ZONING & LAND USE INFORMATION:**  
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.  
 DATE OF DECLASSIFICATION: 01/15/2013  
 AUTHORITY: 50 CFR 17.104  
 REVIEWER: [Redacted]  
 APPROVED: [Redacted]

**Assessor's Parcel Maps:**  
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.  
 DATE OF DECLASSIFICATION: 01/15/2013  
 AUTHORITY: 50 CFR 17.104  
 REVIEWER: [Redacted]  
 APPROVED: [Redacted]

Item	Value	Unit
Site Area	5.2771	Acres
Building Area	86,319	Sq Ft
Garage Area	2,000	Sq Ft
Landscaping Area	1,000	Sq Ft
Other Area	1,000	Sq Ft
<b>Total Area</b>	<b>92,329</b>	<b>Sq Ft</b>

SUBMITTAL (2019.02.13)  
 SCALE: 1" = 30'-0"