

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 7, 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: 1st District (Jeffries)
Planning Commissioner: 1st District (Shaffer)
City of Riverside 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. 180033 – Applicant: Majestic Realty – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – March Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Northerly of Old Oleander Avenue, east of Decker Road, west of Harvill Avenue, south of Harley Knox Boulevard – 14.89 Gross Acres – Zoning: Manufacturing – Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 230,292 square foot warehouse/distribution/manufacturing development consisting of 2 buildings on 14.89-acres (gross). The 2 buildings consist of a 115,016 square foot building (identified as Building 21) and a 115,276 square foot building (identified as Building 22). – **APNs:** 295-310-018, 295-310-041, 295-310-042, 295-310-043, 295-310-044. Related Cases: SP00341, EIR0466 – **BBID: 267-113-369**

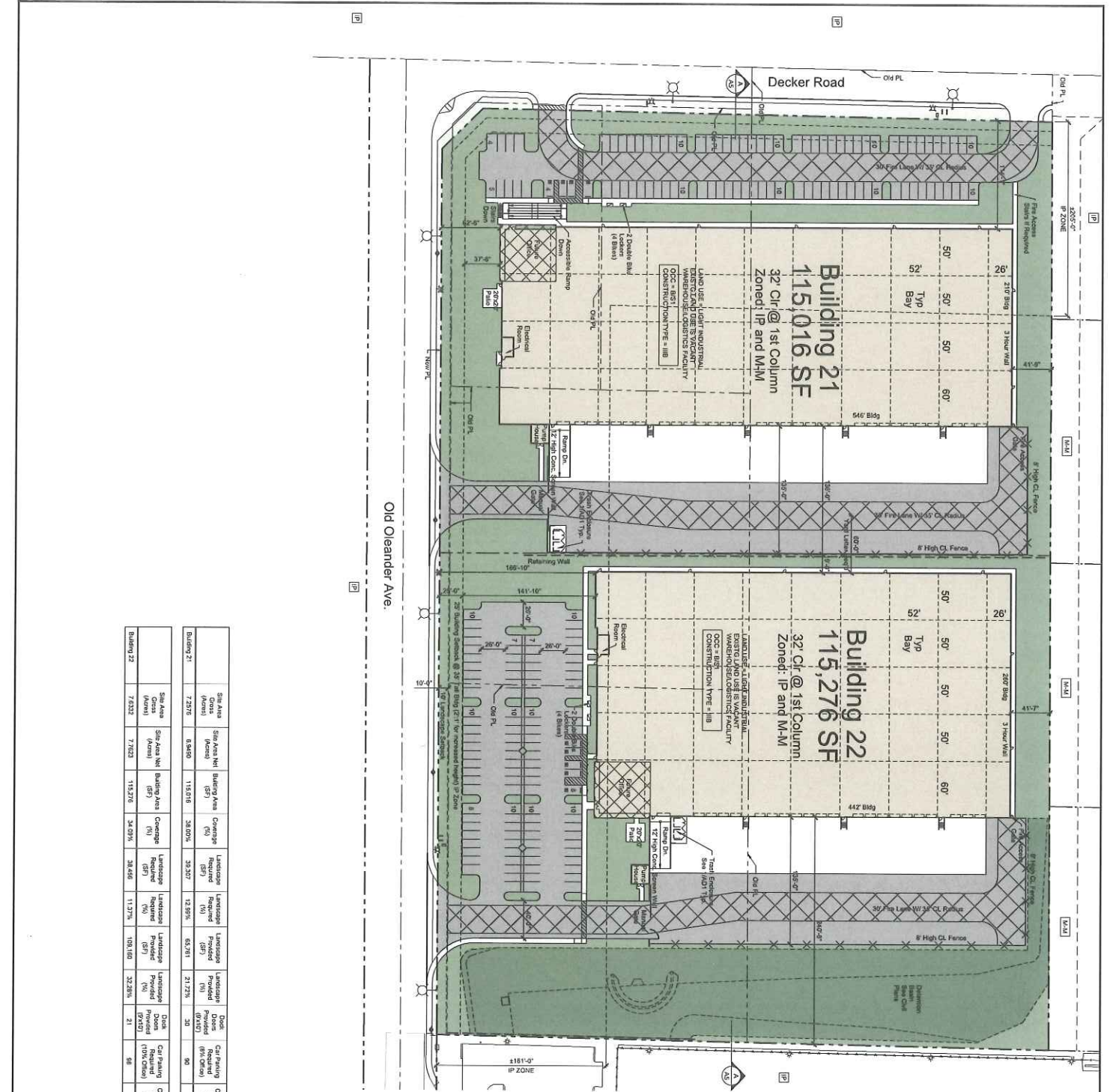
DATE: 12/11/18

SIGNATURE: *Robert E. Magee*

PLEASE PRINT NAME AND TITLE: Robert E. Magee

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	Site Area (Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscaping Required (SF)	Landscaping Provided (SF)	Landscaping Ratio (%)	Days Provided (Days)	Car Parking (Total)	Car Parking (120' Car Stalls)	Bus Parking	Bus Parking
Building 21	7.2976	6.8460	115,016	38.00%	30,207	12,696	42.03%	30	90	90	4	4
Building 22	7.8232	7.8232	115,276	34.63%	38,468	11,378	29.58%	21	98	98	4	4

ZONING & LAND USE INFORMATION:
 LIGHT INDUSTRIAL ZONING IS MAJOR INDUSTRIAL. ALSO THE SUBORDINATING AREA SPECIFIC PLAN 3411 E LR 488. Initial Report Book at all Gates and Office Entries.

Parking Stalls:
 All Parking Stalls are 9'x18' Minimum, with End Stalls Being 11'x18' Minimum. All Accessible Stalls Follow ADA Guidelines.

Assessor Parcel Maps:
 288-210-041
 288-210-042
 288-210-043
 288-210-044
 288-210-045

Legal Description:
 Block 21
 Parcel 1, 2 & 4 Portions of Parcel 3 P.M. 17263, A Portion of Parcel 3 P.M. 12253
 Parcel 4 & A Portion of Parcel 3 P.M. 17263, A Portion of Parcel 3

Thomas Brothers:
 Page: 747 CHd B7
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APRIL DEVELOPMENT:
 MAJESTIC FREEWAY BUSINESS CENTER LLC
 CO MAJESTIC REALTY CO. ATTN: JOHN BENICEN
 CITY OF INDUSTRY, CA 91746-5497
 (562) 899-9452

PREPARER:
 COMMERCE CONSTRUCTION CO.
 CITY OF INDUSTRY, CA 91746-5497
 (562) 899-9453

SOILS:
 ALL INFORMATION IS BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5-CAD:
 Gerry Zellers
 gerryzellers@comcast.net
 (951) 355-7555

EASTERN/MAGNIFICA WATER DISTRICT:
 (951) 354-4107
 info@easternmag.com

TITLE WARRNER CABLE:
 CONNOR WALKER
 connorwalker@titlewarrior.com
 (951) 355-7166

ATTY TRANSPORTATION:
 Jonathan Deart
 jon@transportation.com
 (951) 355-7166

VAL VERDE UNIFIED SCHOOL DISTRICT:

COMMERCE CONSTRUCTION CO., L.P.
 13511 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-5497
 Telephone: (562) 899-9453
 License No. 723302

SITE PLAN
 BUILDING 21-22
 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

DRIVING BY DATE:
 6/7/12
 SCALE: 1" = 30'-0"

SHEET NO.:
 A1.21

SUBMITTAL (2018 11 26)
 SCALE IN FEET
 0 30 60