



# 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: November 29, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Env. Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Flood Control  
Riv. Co. Fire Department  
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. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District  
City of Perris Sphere of Influence  
Eastern Municipal Water District (EMWD)  
ALUC

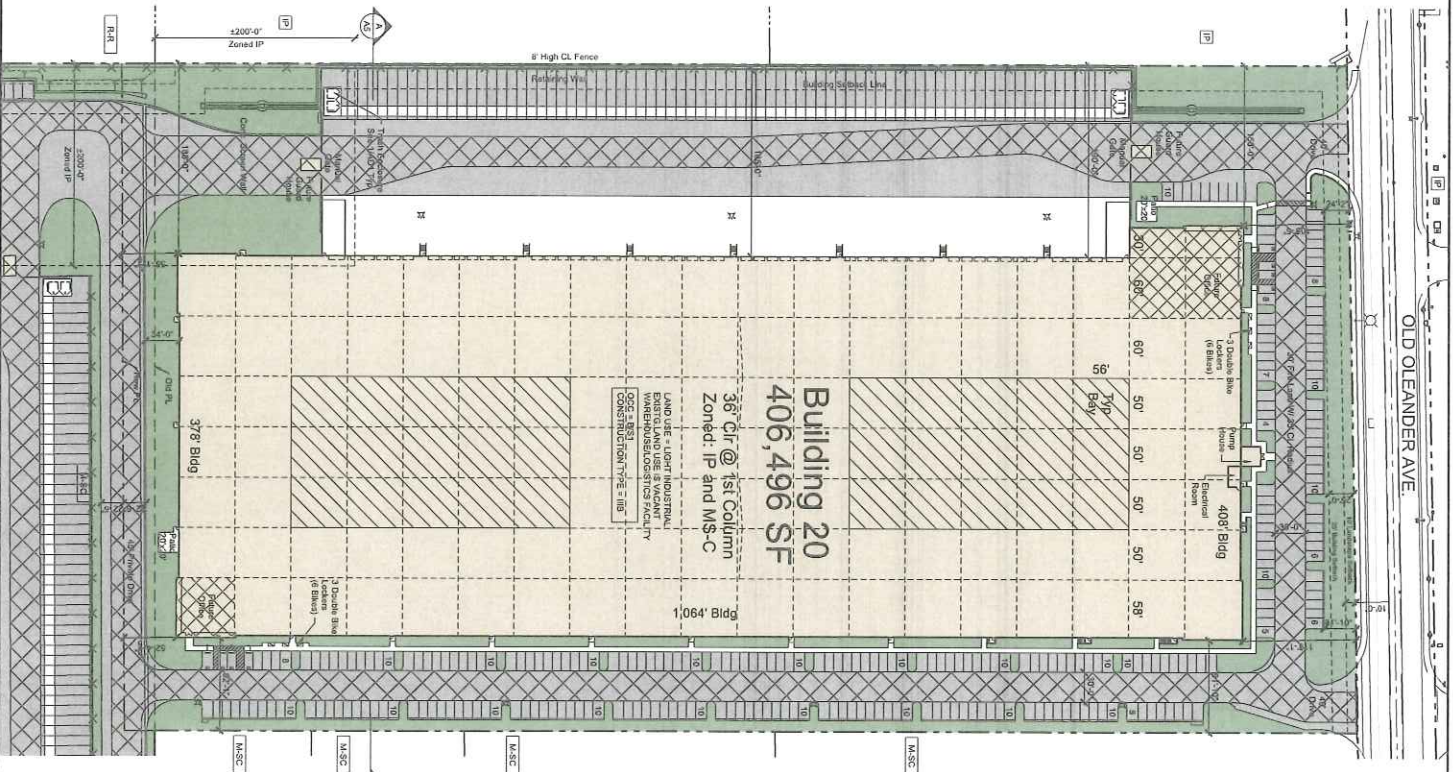
**Plot Plan No. 180032** – Applicant: **Majestic Realty** – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: South of Old Oleander Avenue, east of Decker Road, west of Harvill Avenue, and north of Markham Street – 18.2 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (M-SC) – **REQUEST:** Plot Plan to construct a 406,000 square-foot concrete tilt-up industrial building, with an approximate 10,000 square-foot office area – **APN: 314-040-004** (Related File: PPT180029)  
**BBID: 524-442-516**

**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 meeting on December 13, 2018**. 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: 12/4/18 SIGNATURE: [Signature]  
PLEASE PRINT NAME AND TITLE: Robert E. Magee  
TELEPHONE: \_\_\_\_\_

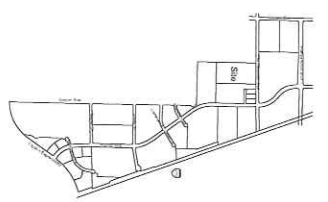
*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

Color	Comment Legend
Yellow	Proposed
Green	Existing
Blue	Water
Red	Boundary
Purple	Setback
Orange	Other
Grey	Other
White	Other



**Building 20**  
**406,496 SF**  
 36' c/cr @ 1st Column  
 Zoned: IP and M5-C

LAND USE - LIGHT INDUSTRIAL  
 EXISTING LAND USE IS VACANT  
 COMMERCIAL/LOGISTICS FACILITY  
 CONSTRUCTION TYPE: TIB



Vicinity Map  
 Scale: NTS

**APPLICANT INFORMATION:**  
 COMMERCE CONSTRUCTION CO. L.P.  
 13191 Crossroads Parkway North  
 Suite 300  
 City of Industry, California 91746-3497  
 Telephone: (562) 699-6453  
 mrc@commerceconstruction.com

**PREPARED BY:**  
 COMMERCE CONSTRUCTION CO. L.P.  
 13191 Crossroads Parkway North  
 Suite 300  
 City of Industry, California 91746-3497  
 Telephone: (562) 699-6453  
 mrc@commerceconstruction.com

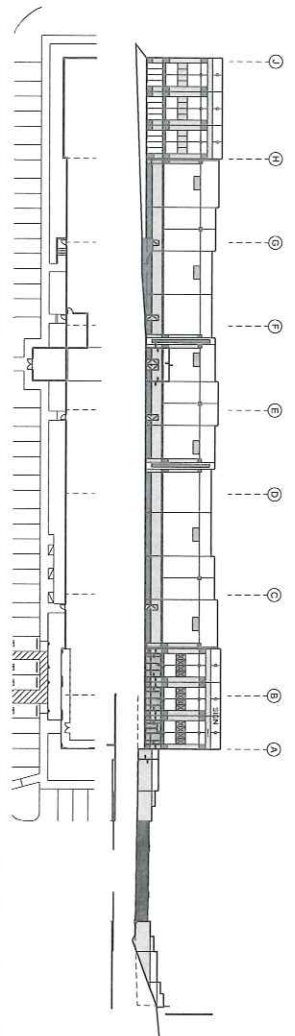
**DATE:** 11/14/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

Building	Site Area (Acres)	Site Area (Sq. Feet)	Building Area (Sq. Ft)	Capacity (%)	Landscaping (Sq. Ft)	Landscaping Provided (%)	Landscaping Provided (Sq. Ft)	Open Space (Sq. Ft)	Open Space Provided (%)	Open Space Provided (Sq. Ft)	Car Parking Required (Spots)	Car Parking Provided (Spots)	Bike Parking Required (Spots)	Bike Parking Provided (Spots)
Building 20	14.2144	16,7020	406,496	40.80%	81,541	102.7%	100,814	12,707%	51	75	274	280	11	12

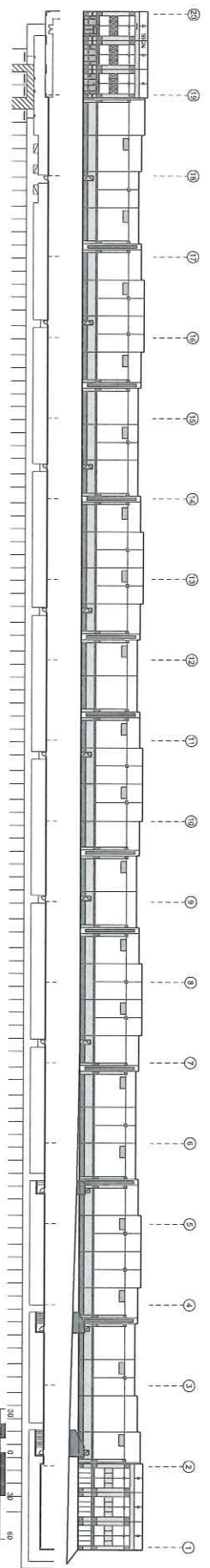


DATE: 11/14/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

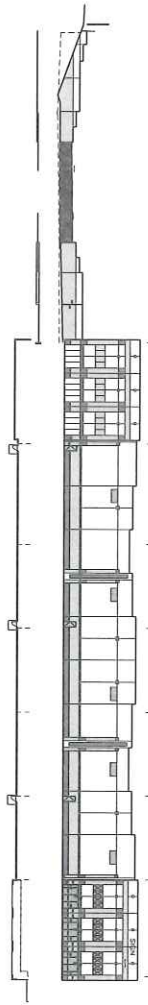
Color	Material / Finish
Light Gray	Sherrin Williams
White	Paint White
Dark Gray	Sherrin Williams
Medium Gray	Sherrin Williams
Light Blue	Sherrin Williams
Light Green	Sherrin Williams
Light Yellow	Sherrin Williams
Light Purple	Sherrin Williams
Light Orange	Sherrin Williams
Light Red	Sherrin Williams
Light Brown	Sherrin Williams
Light Tan	Sherrin Williams
Light Pink	Sherrin Williams
Light Lavender	Sherrin Williams
Light Mint	Sherrin Williams
Light Sky	Sherrin Williams
Light Teal	Sherrin Williams
Light Sage	Sherrin Williams
Light Olive	Sherrin Williams
Light Gold	Sherrin Williams
Light Silver	Sherrin Williams
Light Bronze	Sherrin Williams
Light Copper	Sherrin Williams
Light Steel	Sherrin Williams
Light Aluminum	Sherrin Williams
Light Zinc	Sherrin Williams
Light Tin	Sherrin Williams
Light Lead	Sherrin Williams
Light Iron	Sherrin Williams
Light Nickel	Sherrin Williams
Light Cobalt	Sherrin Williams
Light Vanadium	Sherrin Williams
Light Chromium	Sherrin Williams
Light Manganese	Sherrin Williams
Light Silicon	Sherrin Williams
Light Boron	Sherrin Williams
Light Fluorine	Sherrin Williams
Light Chlorine	Sherrin Williams
Light Sulfur	Sherrin Williams
Light Selenium	Sherrin Williams
Light Tellurium	Sherrin Williams
Light Polonium	Sherrin Williams
Light Astatine	Sherrin Williams
Light Francium	Sherrin Williams
Light Radium	Sherrin Williams
Light Actinium	Sherrin Williams
Light Thorium	Sherrin Williams
Light Protactinium	Sherrin Williams
Light Uranium	Sherrin Williams
Light Neptunium	Sherrin Williams
Light Plutonium	Sherrin Williams
Light Americium	Sherrin Williams
Light Curium	Sherrin Williams
Light Berkelium	Sherrin Williams
Light Californium	Sherrin Williams
Light Einsteinium	Sherrin Williams
Light Fermium	Sherrin Williams
Light Mendelevium	Sherrin Williams
Light Nobelium	Sherrin Williams
Light Lawrencium	Sherrin Williams
Light Rutherfordium	Sherrin Williams
Light Dubnium	Sherrin Williams
Light Seaborgium	Sherrin Williams
Light Bohrium	Sherrin Williams
Light Hassium	Sherrin Williams
Light Meitnerium	Sherrin Williams
Light Darmstadtium	Sherrin Williams
Light Roentgenium	Sherrin Williams
Light Copernicium	Sherrin Williams
Light Tennessine	Sherrin Williams
Light Oganesson	Sherrin Williams



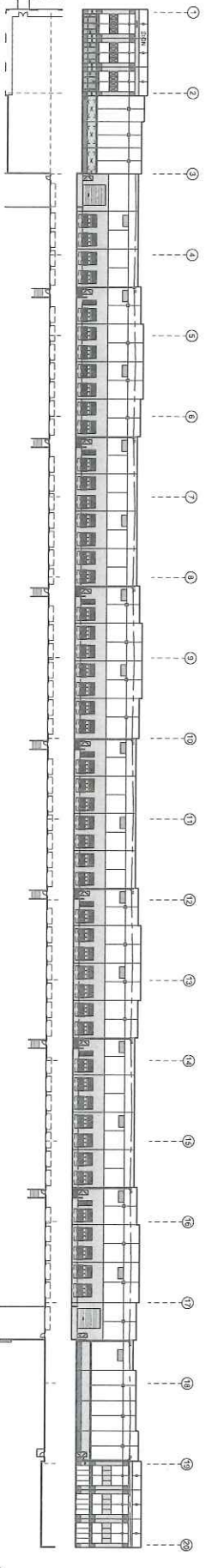
**NORTH ELEVATION A**  
SCALE: 1" = 30'-0"



**EAST ELEVATION B**  
SCALE: 1" = 30'-0"



**SOUTH ELEVATION C**  
SCALE: 1" = 30'-0"



**WEST ELEVATION D**  
SCALE: 1" = 30'-0"

Provide Red Top Sighting of all A.C. Lines For Clarity of Structural Sighting.

Color	Material / Finish
Light Gray	Sherrin Williams
White	Paint White
Dark Gray	Sherrin Williams
Medium Gray	Sherrin Williams
Light Blue	Sherrin Williams
Light Green	Sherrin Williams
Light Yellow	Sherrin Williams
Light Purple	Sherrin Williams
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Light Astatine	Sherrin Williams
Light Francium	Sherrin Williams
Light Radium	Sherrin Williams
Light Actinium	Sherrin Williams
Light Thorium	Sherrin Williams
Light Protactinium	Sherrin Williams
Light Uranium	Sherrin Williams
Light Neptunium	Sherrin Williams
Light Plutonium	Sherrin Williams
Light Americium	Sherrin Williams
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Light Bohrium	Sherrin Williams
Light Hassium	Sherrin Williams
Light Meitnerium	Sherrin Williams
Light Darmstadtium	Sherrin Williams
Light Roentgenium	Sherrin Williams
Light Copernicium	Sherrin Williams
Light Tennessine	Sherrin Williams
Light Oganesson	Sherrin Williams

**ELEVATIONS**  
**BUILDING 20**  
**MAJESTIC FREEWAY BUSINESS CENTER**  
RIVERSIDE, CA.

COMMERCE CONSTRUCTION CO., LP.  
13191 Crossroads Parkway North  
Sixth Floor  
City of Industry, California 91746-3497  
Telephone: (662) 699-0453  
License No. 723302

DATE: 07/12  
DRAWN BY: DATE  
CHECKED BY: DATE  
SCALE: 1" = 30'-0"  
SUBMITTAL (2018 11 16)  
A3.20F