



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 24, 2021

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission Attn:
Paul Rull

Board of Supervisors - Supervisor: Kevin
Jeffries
Planning Commissioner: Carl Bruce Shaffer
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)

PRE-APPLICATION REVIEW NO. 210019 (PAR210019) – Applicant: Groundswell Pacific Land c/o Rett Coluccio – Engineer/Representative: SDH & Associates c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Money Lane, east of Vista del Largo, west of Patterson Avenue, and south of Walnut Street – 14.50 Acres – Zoning: Rural Residential – 1 Acre Minimum (R-R-1) – **REQUEST:** Pre-Application Review No. 210019 proposes the construction and operation of a 292,800 sqft. warehouse/distribution/manufacturing development on 14.50 acres. The PAR proposes 164 parking spaces and 53 truck trailer parking stalls within the docking bay area. **Note, the project would require a Foundation Component GPA and Change of Zone if pursued for an entitlement.* – APN: 317-220-009, 010, 012, 013 – Related Cases: HANS00500, HANS01649, HANS02040, PM32334
BBID: 772-559-570

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 Land Management System (LMS) 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 LMS routing on or before the above date. This case is scheduled for a **DAC meeting on June 3, 2021**. 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.



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Any questions regarding this project, should be directed to Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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