



RIVERSIDE COUNTY PLANNING DEPARTMENT

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Assistant TLMA Director

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

DATE: July 11, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public 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
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission

Mead Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Shaffer

PRE-APPLICATION REVIEW NO. 190037– Exempt – Applicant: Benjamin Horning - First Supervisorial District – North Perris Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD: BP) – Location: North of Rider Street, south of Morgan Street, east of Harvill Avenue, and west of Patterson Avenue – 11.43 gross acres – Zoning: Manufacturing-Service Commercial (MS-C) – **REQUEST:** A preliminary application review for an 55,700 square foot concrete tilt up building, 33’6” in height to be utilized as an industrial warehouse-terminal for distribution. The proposed building has 49 dock doors along the northern elevation, 47 dock doors along the southern elevation, and 171 trailer parking spaces provided throughout the project site – APN: 317-170-043 – **BBID: 921-324-114**

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 August 1, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

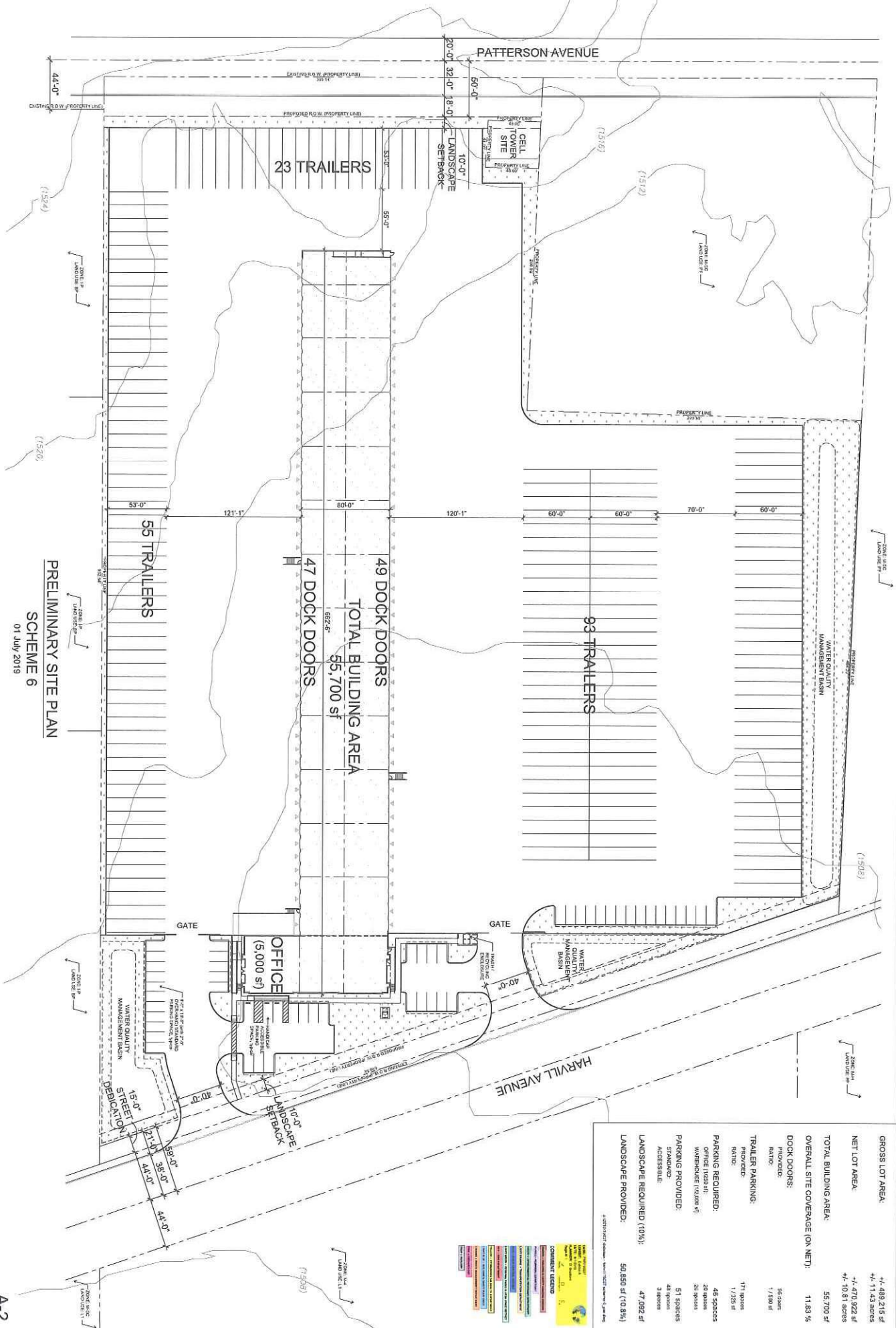
DATE: 7/12/19

SIGNATURE: [Handwritten 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.



PRELIMINARY SITE PLAN
SCHEME 6
 01 July 2019

Harvill Avenue Terminal
 Riverside County, California

GROSS LOT AREA:	47,489,215 sf
NET LOT AREA:	47,479,922 sf
TOTAL BUILDING AREA:	47,103,838 sf
OVERALL SITE COVERAGE (ON NET):	55,700 sf
	11.53 %
DOCK DOORS:	
PROVIDED:	93
RATIO:	1/300 sf
TRAILER PARKING:	
PROVIDED:	171 spaces
RATIO:	1/275 sf
PARKING REQUIRED:	45 spaces
OFFICE (AREA 4):	30 spaces
WAREHOUSE (AREA 4):	20 spaces
PARKING PROVIDED:	51 spaces
STANDARD:	45 spaces
ACCESSIBLE:	3 spaces
LANDSCAPE REQUIRED (10%):	47,092 sf
LANDSCAPE PROVIDED:	50,350 sf (10.8%)



