

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: August 30, 2018

TO:		
Riv. Co. Transportation Dept.	P.D. Environmental Programs Division	Board of Supervisors - Supervisor: 1 st District-
Riv. Co. Environmental Health Dept.	P.D. Geology Section	Jeffries
Riverside County Flood Control	P.D. Archaeology Section	Coachella Valley Water District (CVWD)
Riv. Co. Fire Department (Riv. Office)	Riv. Co. Waste Resources Management Dept.	South Coast Air Quality Management District
Riv. Co. Building & Safety – Grading	Riv. Co. Airport Land Use Commission	
Riv. Co. Building & Safety – Plan Check		

PRE-APPLICATION REVIEW NO. 180041 – Applicant: LDC Industrial, LLC – Engineer: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: South of Perry Street, east of Seaton Avenue, west of Harvill Avenue, north of Martin Street – 9.15 Gross Acres – Zoning: Industrial Park (I-P), Manufacturing–Service Commercial (M-SC) – **REQUEST:** Meeting to discuss a 208,300 square foot speculative industrial building, including a 5,000 square foot office. – APNs: 314-130-007. **BBID: PENDING**

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 September 20, 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.

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at kewwhite@rivco.org / MAILSTOP #: 1070

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

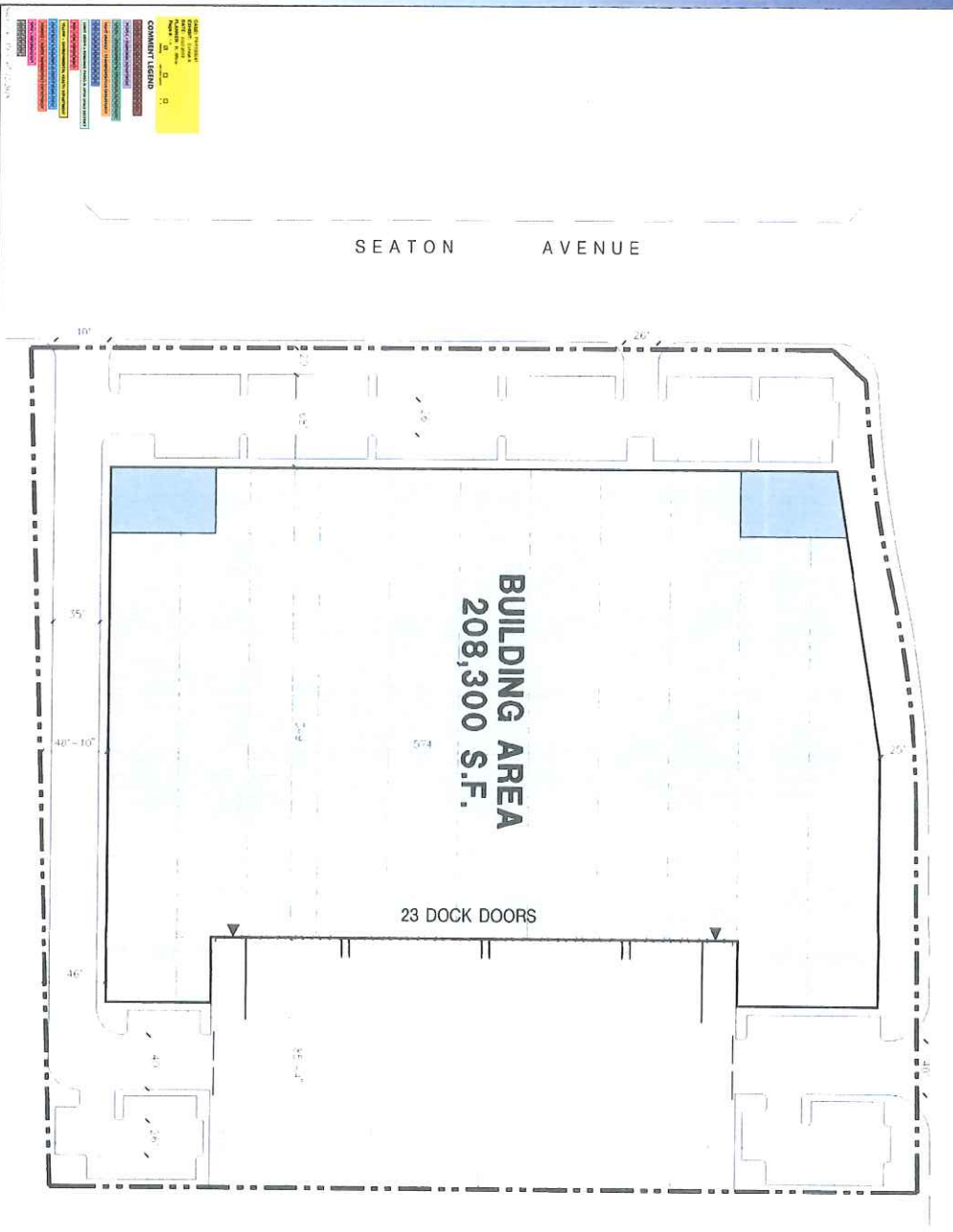
DATE: 9/4/18 SIGNATURE: [Signature]

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.

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



PERRY STREET

SEATON AVENUE

BUILDING AREA
208,300 S.F.

23 DOCK DOORS

Tabulation

SITE AREA	
In s.f.	398,527 s.f.
In acres	9.15 ac
BUILDING AREA	
Office	5,000 s.f.
Mezzanine	2,500 s.f.
Warehouse	200,800 s.f.
TOTAL	208,300 s.f.
COVERAGE	
AUTO PARKING REQUIRED	52.3%
Office	30 stalls
Warehouse	100 stalls
TOTAL	130 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	159 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	39 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Light Industrial	
Mead Valley Area Plan	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - to be verified	
MAXIMUM FLOOR AREA RATIO	
FAR - 0.25-0.60	
LANDSCAPE REQUIREMENT	
Percentage - 10%	
LANDSCAPE PROVIDED	
In percentage -	11.3%
In s.f. -	44,978 s.f.
SETBACKS	
Building	20'
Front - 25', 50' if abuts R-zone	
Side/Rear - 0'	0

Legend

- POTENTIAL OFFICE WITH MEZZANINE
- WAREHOUSE
- DRIVE THRU DOOR

SEATON COMMERCE CENTER



SITE PLAN

Date Prepared: 10/13/2018