



# 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: July 29, 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. Surveyor  
Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Kevin  
Jeffries

Planning Commissioner: Carl Bruce Shaffer  
City of Perris Sphere of Influence  
Val Verde Unified School District  
Eastern Municipal Water District (EMWD)  
South Coast Air Quality Management District

**TENTATIVE PARCEL MAP NO. 38172 and PLOT PLAN NO. 210130**– Applicant: Neal Holdridge – Engineer: EPD Solutions, Norah Jaffan – First Supervisorial District – March Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD: LI) – Location: north of Old Oleander Avenue, south of Harley Knox Boulevard, east of Decker Road, and west of Harvill Avenue – 15.2 gross acres – Zoning: Majestic Freeway Business Center Specific Plan No. 341, Planning Area 7 – **REQUEST: Tentative Parcel Map No. 38172 (TPM38172)** will facilitate the merging of five (5) parcels into one developable lot. **Plot Plan No. 210130 (PPT210130)** proposes the construction of a 239,208 square foot high-cube speculative industrial building including 5,000 square feet of ancillary office uses. The building will include 31 dock doors on the southern side of the warehouse building and a detention basin on the eastern edge of the project site. A total of 98 parking spaces are proposed and an additional 40 trailer parking spaces. The trailer parking will be designed to be located behind the building to be screen from public view. Access to the truck court will be gated. Access will be provided from through 3 new driveways. One driveway is located off Harley Knox Boulevard and two driveways are proposed off Rowland Lane. The Harley Knox Boulevard driveway will allow ingress and egress for both trucks and passenger vehicles. The westerly driveway on Rowland Lane will allow ingress and egress for passenger vehicles only and the easterly driveway on Rowland Lane will allow ingress and egress for both trucks and passenger vehicles. – APNs: 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040.

**BBID: 677.865-855**

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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**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 August 12, 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.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@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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