



# 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: May 17, 2022

**TO:**

Geology  
Paleontology  
Biology  
Cultural  
Park and Open Space Planning Trails  
WQMP Transportation  
Traffic Study Transportation  
Grading Transportation

LSCP Landscape Transportation  
ALUC  
Building & Safety – Plan Check  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Flood Control  
Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Awad  
Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)  
City of Perris - Sphere of Influence

**PRE-APPLICATION REVIEW NO. 220025** – Applicant: Joseph Kim – Engineer/Representative: Armstrong & Brooks Consulting Engineers, Inc. c/o Bill Brooks – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD: BP) – Location: north of Water Avenue, south of Placentia Avenue, east of Tobacco Road, and west of Harvill Avenue – 8.72 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Pre-Application Review No. 220025 is a proposal for a 194,479 sqft concrete tilt-up industrial warehouse building with office space included. The project site proposes 3 different access points, 109 parking spaces, 25 truck parking stalls, 25 dock bay doors. APN: 317-260-016 – Project Planner: Tim Wheeler at 951-955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**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 May 26, 2022**. 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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**PLANNING DEPARTMENT**

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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](mailto: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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