



# RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand  
Planning Director

## DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): PAR230075

PLANNER NAME and CONTACTS (phone / email): Evan Langan; 951-955-3024; elangan@rivco.org

DISTRICT No.: 1 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned): 515-893-602

BLUEBEAM FILES LOCATION (add hyperlink or server path): PAR230075\Exhibits\BB 11.30.23

REQUESTED DAC DATE (e.g. July 13, 2023): November 30, 2023

DAC TYPE (check one):  Meeting  Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

- RIVERSIDE OFFICE PO Box 1409, Riverside, 92502-1409  PALM DESERT OFFICE 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- 01 - Planning  04 - Biology  07 - WQMP  08 - Development Review  
 02 - Geology  05 - Cultural Transportation:  09 - Traffic Study  10 - Landscaping  
 03 - Paleontology  06 - Parks, Open Space and Trails  11 - Grading  
 12 - Building/Safety: Plan Check  
Environmental Health:  13 - Riverside  14 - Palm Desert  18 - Flood Control  
Fire:  15 - Riverside  16 - Palm Desert  17 - Idyllwild  19 - Waste Resources Management

34 - Board of Supervisors: Supervisor Hewitt 35 - Planning Commission: Commissioner Awad

Other (Fill in name(s) of agencies and/or entities): ALUC, EMWD, So Cal Edison, City of Perris (Sphere of Influence)

PROJECT STRIP (Fill in below):

PRELIMINARY APPLICATION REVIEW No. 230075 – Submittal 1 - Applicant: Austin Hill - Representative: T&B Planning (Tracy Zinn) – First Supervisorial District – North Perris Area Zoning District – Mead Valley Area Plan – General Plan Land Use: Rural Community: Very Low Density Residential (RC:VLDR) – Zoning: A-1-1 (Light Agriculture - One Acre Minimum Lot Size) and R-A-1 (Residential Agriculture - One Acre Minimum Lot Size) - Location: Northwest of Rider Street, south of Cajalco Road, east of Day Street and west of Seaton Avenue – Approximately 10.5 acres (six lots) – REQUEST: To receive feedback regarding a potential change in the General Plan Foundation Component, Land Use and zoning for six lots from RC:VLDR, A-1-1 and R-A-1 respectively, to Community Development: Light Industrial (CD: LI) and Industrial Park (I-P), in conjunction with the construction of one, new industrial warehouse to comprise 224,800 square feet of floor area, parking facilities grading, landscaping and related infrastructure. – APNs: 317-090-014 - 018, 317-090-022 (six lots) - Project Planner: Evan Langan (Principal Planner); 951-955-3024; elangan@rivco.org.