

# 1 PROJECT SETTING

## 1.1 PROJECT OVERVIEW

BCIF Harvill Business Center LP (“Applicant”) proposes to develop approximately 20.08 acres of land with up to approximately 434,823 square feet of warehouse and office space (“Project”). The Project will include the construction of associated parking, landscaping, signage, and utility improvements to serve the site. The project is a speculative building, the business plan including number of employees and hours of operation is forthcoming.

## 1.2 PROJECT LOCATION

The Project site is located in the Mead Valley Area Plan, within Riverside County’s jurisdiction west of the Interstate 215 (I-215) and in between Water Street and Orange Avenue. The Project site is located approximately 1.2 miles northwest of the closest I-215 onramp/offramp at Nuevo Road (Exit 19), which provides regional access to the site. The site is on the southwest corner of Water Street and Harvill Avenue, which provides local access to the site (see *Figure 1, Regional Map* and *Figure 2, Local Vicinity*).

The Project site is identified by Assessor’s Parcel Numbers: 317-270-006, -010, -015, -016

## 1.3 EXISTING PROJECT SITE

The Project site encompasses four (4) parcels totaling approximately 20.08 acres and is currently vacant and undeveloped with minimal ground coverage and some bushes in the northeast corner of the site. (see *Figure 3, Aerial*).

The Project site currently has one unpaved access point at the southeast corner of the parcel site along Orange Avenue. There are four v-ditches along the existing slope on the western side of the Project. The streets serving the site are Water Street, Orange Avenue, and Harvill Avenue. Water Street is unpaved, Orange Avenue is graded with asphalt, but no curb and gutter, and Harvill Avenue is graded with curb and gutter.

## 1.4 EXISTING LAND USES AND REGULATORY SETTING OF THE PROJECT SITE

The Project site is located in unincorporated Riverside County and in the City of Perris sphere of influence. The Project site is zoned as Manufacturing-Service Commercial (M-SC) and a land use designation of Business Park (B-P). The Project also falls within Specific Plan 100 – “A” Street Corridor.

## 1.5 SURROUNDING LAND USES

The project site is located within an emerging industrial area within Riverside County. See *Figure 4, Land Use Map* and *Figure 5, Zoning*.

**Table 1: Surrounding Existing Land Use and Zoning Designations**

	Existing Land Use	City General Plan Designation	City Zoning Designation
<b>North</b>	Vacant Land	Business Park (BP)	Manufacturing-Service Commercial (M-SC)
<b>West</b>	Single Family Residential, Vacant Land	Business Park (BP), Rural Community-Very Low Density Residential (VLDR)	Industrial Park (I-P), Light Agriculture (A-1-1)
<b>South</b>	Vacant Land	Rural Community-Very Low Density Residential (VLDR)	Light Agriculture (A-1-1)
<b>East</b>	Vacant Land	Light Industrial (LI)	Manufacturing-Heavy (M-H), Industrial Park (I-P)

## 2 PROJECT DESCRIPTION

### 2.1 PROPOSED PROJECT

The Water Street & Harvill Avenue project would consolidate (4) four existing vacant parcels into one parcel through a Lot Merger and develop a 424,823 SF industrial warehouse building. The proposed warehouse building may include two 5,000 SF office areas at the northeast and southeast corners of the building. Additionally, the project would construct automobile parking in accordance with the requirements of the Specific Plan. *Figure 6, Conceptual Site Plan*, illustrates the proposed site and lot configurations, and Table 2-1 summarizes the proposed developments as shown below:

**Table 2-1: Building Summaries**

Warehouse	424,823 SF
Office	5,000 SF
Mezzanine Area	5,000 SF
<b>Total</b>	<b>434,823</b>
Net Site Area	895,894 SF 20.08 AC
Lot Coverage	49.71%
Parking	253 Stalls
Landscaping	135,180 SF / 15.45%

\*subject to change

As depicted in *Figure 6, Conceptual Site Plan*, the Project site would be accessible by three future driveways, one on the north along Water Street and two along Orange Avenue; one of which is approximately where the existing, unpaved access point is. The Project would provide 254 automobile parking stalls and a basin area on the eastern portion of the site along Harvill Avenue. The parking will include code standard 26 EV stalls. The proposed Project meets the development standards set forth in *Table 2-2: Manufacturing-Service Commercial Development Standards*.

**Table 2-2: Manufacturing-Service Commercial Development Standards**

<b>Development Standard</b>	<b>Required</b>	<b>Provided</b>
Req. Parking Ratio by Use: 10,000 SF OFFICE @ 1/250 SF 424,823 SF WHSE @ 1/2000 SF	253	254
F.A.R	.25-.60	.50
Structure Height	40' @ Setback 50' Total	52' (Including Parapet)
Setback Adjoining Street	25'	78'-7"
Setback Adjoining I-P, A-1 Lot	0'	>0'
Site Landscaping Coverage (Min.)	15.0 %	15.45%

## 2.2 CONSTRUCTION

Project construction would include site preparation, grading, building construction, and paving. Onsite water and sewer lines are assumed to connect to the nearest existing underground lines.

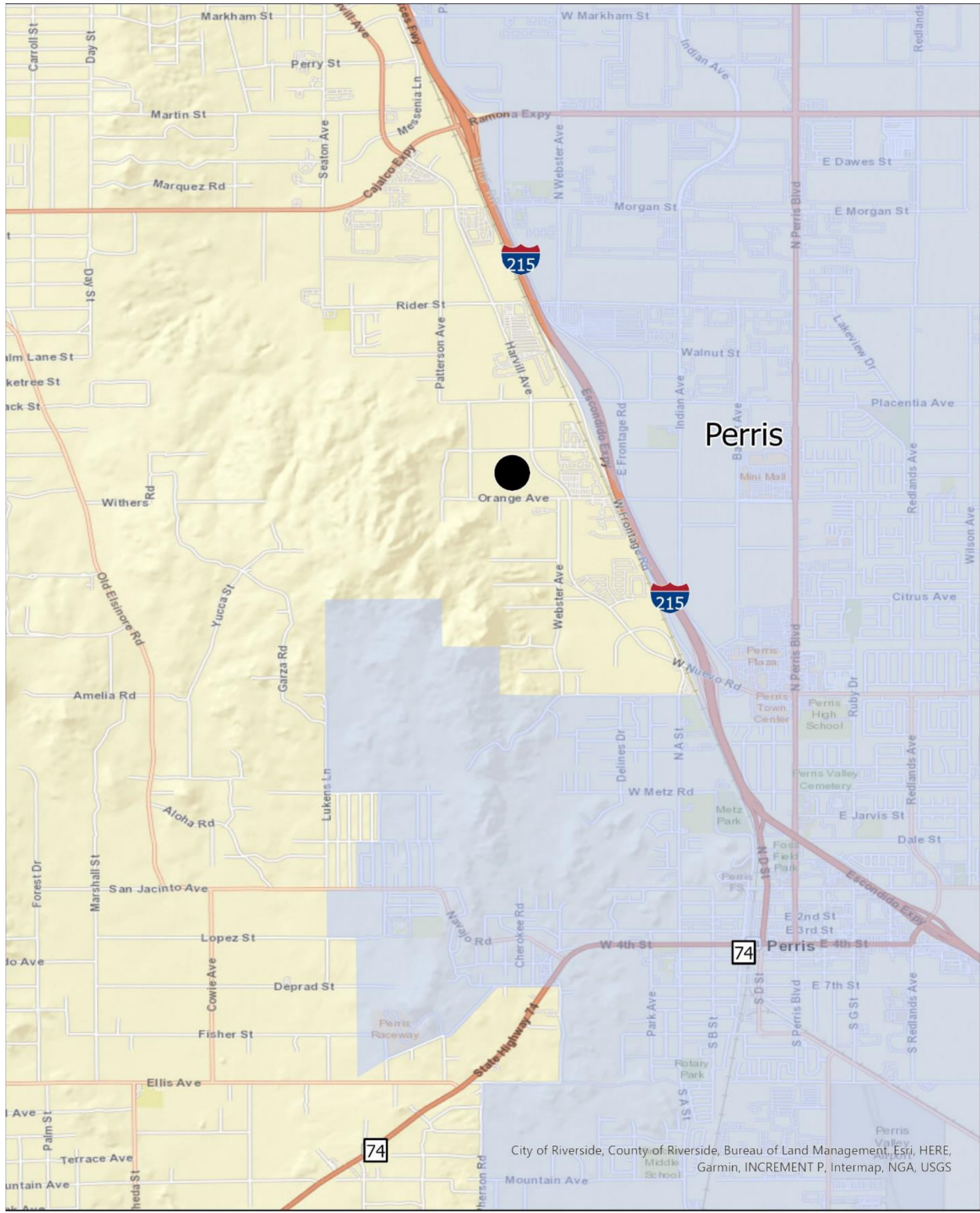
## 2.3 DISCRETIONARY APPROVALS

The following discretionary approvals, permits, and studies are anticipated to be necessary for implementation of the proposed project:

### *Riverside County*

- Plot Plan
- Lot Merger
- Planning Commission

Figure 1 – Regional Map



● Project Site 0 0.25 0.5 1 Miles



**Figure 2 – Local Vicinity**

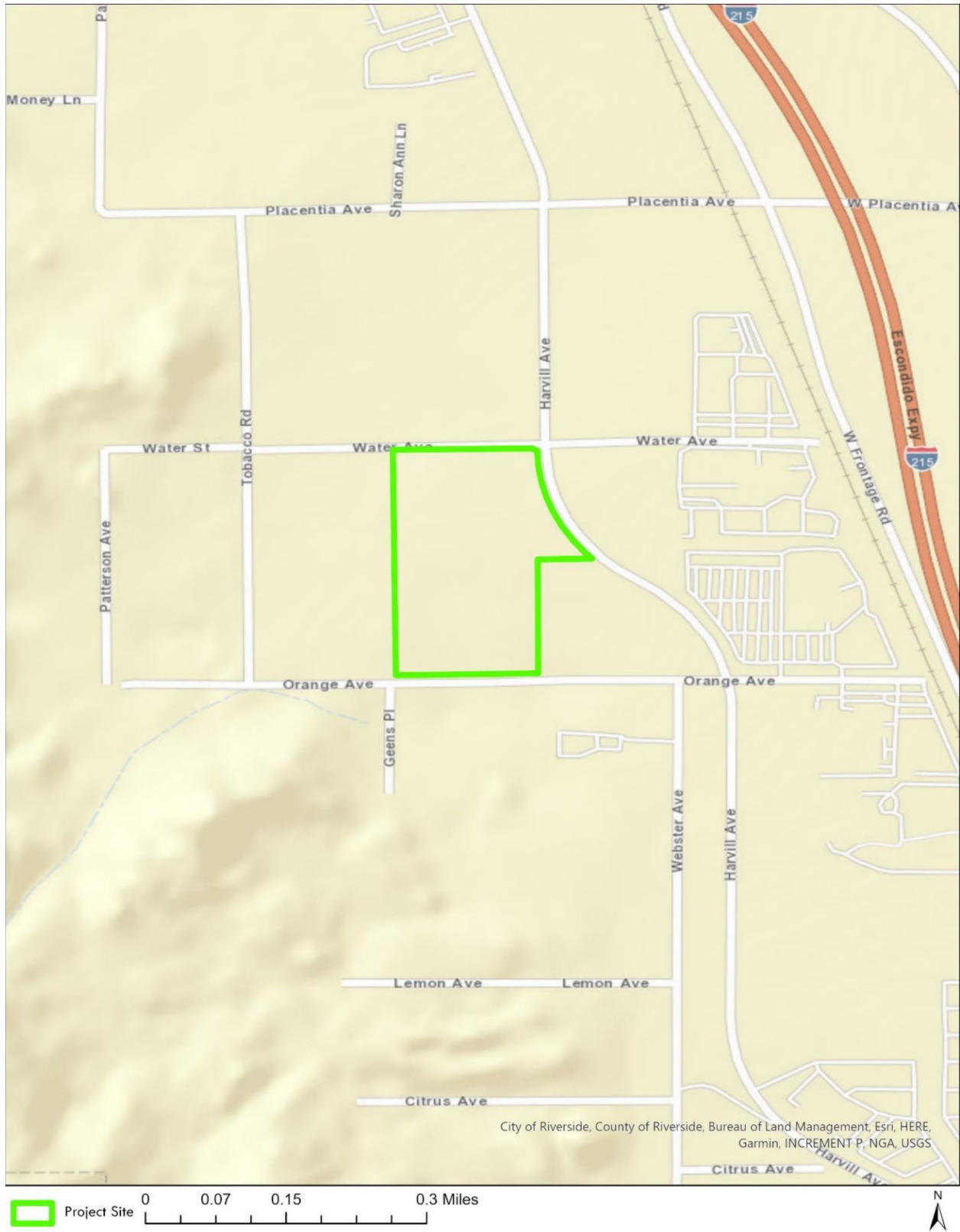
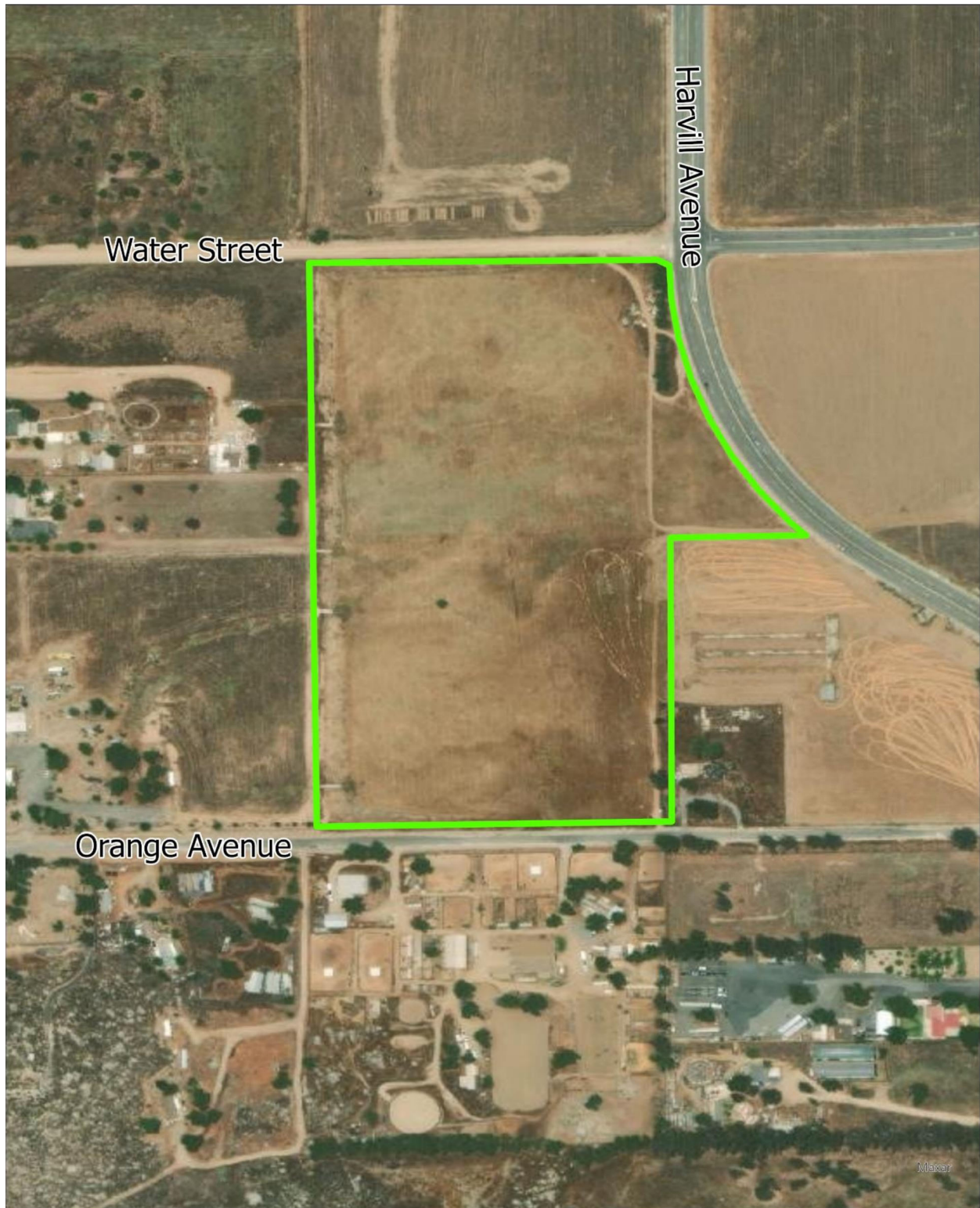


Figure 3 – Aerial



Project Site 0 0.03 0.05 0.1 Miles



**Figure 4 – Land Use Map**



 Project Site



Figure 5 – Zoning





VACANT LAND  
ZONING: LP

VACANT LAND  
ZONING: M-3C

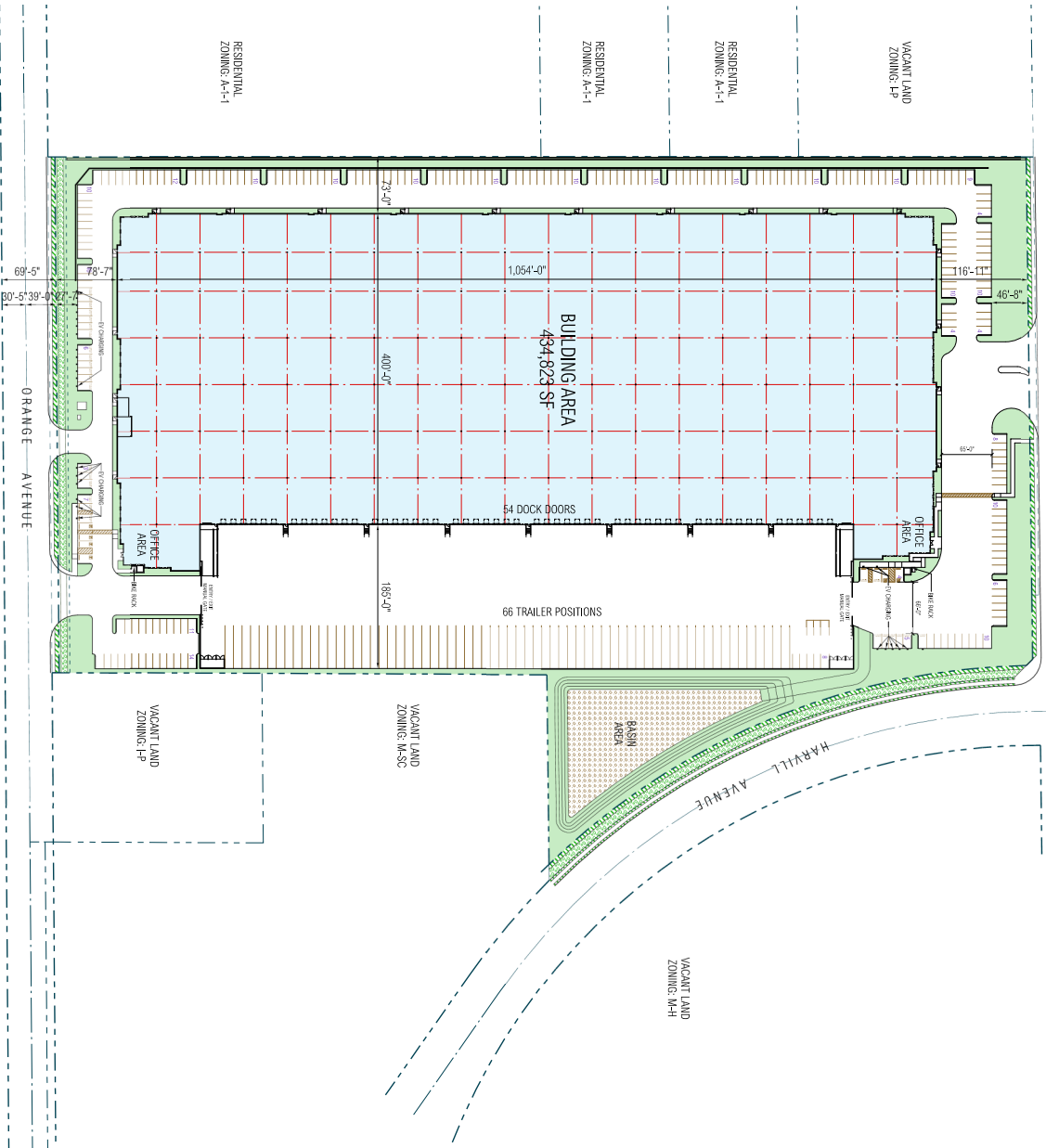
WATER STREET

VACANT LAND  
ZONING: LP

RESIDENTIAL  
ZONING: A-1-1

RESIDENTIAL  
ZONING: A-1-1

RESIDENTIAL  
ZONING: A-1-1



RESIDENTIAL  
ZONING: A-1-1

ORANGE AVENUE

VACANT LAND  
ZONING: M-3C

HARWILL AVENUE

VACANT LAND  
ZONING: M-H

**PROJECT DATA**

NET SITE AREA	874,885 SF / 20.08 AC
BUILDING AREA	424,823 SF
WAREHOUSE	424,823 SF
OFFICE	5,000 SF
MEZZANINE	5,000 SF
TOTAL	434,823 SF
LOT COVERAGE:	49.71 %
PARKING REQUIRED:	40 STALLS
OFFICE (10,000 SF @ 1/200 SF)	200 STALLS
WAREHOUSE (424,823 SF @ 1/2,000 SF)	212 STALLS
TOTAL	252 STALLS
PARKING PROVIDED:	222 STALLS
STANDARD STALLS	6 STALLS
ACCESSIBLE STALLS	26 STALLS
EV STALLS	26 STALLS
TOTAL STALLS	284 STALLS
LANDSCAPE REQUIRED:	131,203 SF / 15.0 %
LANDSCAPE PROVIDED:	135,180 SF / 15.45 %
TRAILER STALLS	66 TRAILERS

**RG&A**  
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HARWILL AVE.  
INDUSTRIAL WAREHOUSE  
PROJECT  
PT220002  
HARWILL AVENUE,  
COUNTY OF INVERSIDDE,  
CALIFORNIA

**APPLICANT:**  
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WWW: www.igb.com  
PROJECT: 15231 ALTON PARKWAY  
INDUSTRIAL WAREHOUSE

NO.	REVISION	DATE
01	ISSUED	01/15/2021
02	REVISIONS	01/15/2021
03	REVISIONS	01/15/2021
04	REVISIONS	01/15/2021
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06	REVISIONS	01/15/2021
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