



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: October 28, 2019

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
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Mead Valley Municipal Advisory Council (MAC)
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)
Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN NO. 190032 - CEQ#190121 – Applicant: DP Harvill, LLC, Lou Monville - Engineer: SDH, INC., Steve Sommers - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) – Location: North of Rider Street, south of Cajalco Road, east of Patterson Avenue, and west of Harvill Avenue – 11.15 gross acres – Zoning: Manufacturing-Service Commercial (MS-C) – **REQUEST:** The proposed project is for the construction of a 53,275 square foot truck terminal which includes 5,000 for office uses, parking for 161 truck trailers, 44 standard parking spaces and three water quality management basins. APN: 317-170-043 & 317-170-044 – **BBID: 770-715-914**

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 internal review on November 7, 2019.** 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.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

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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:

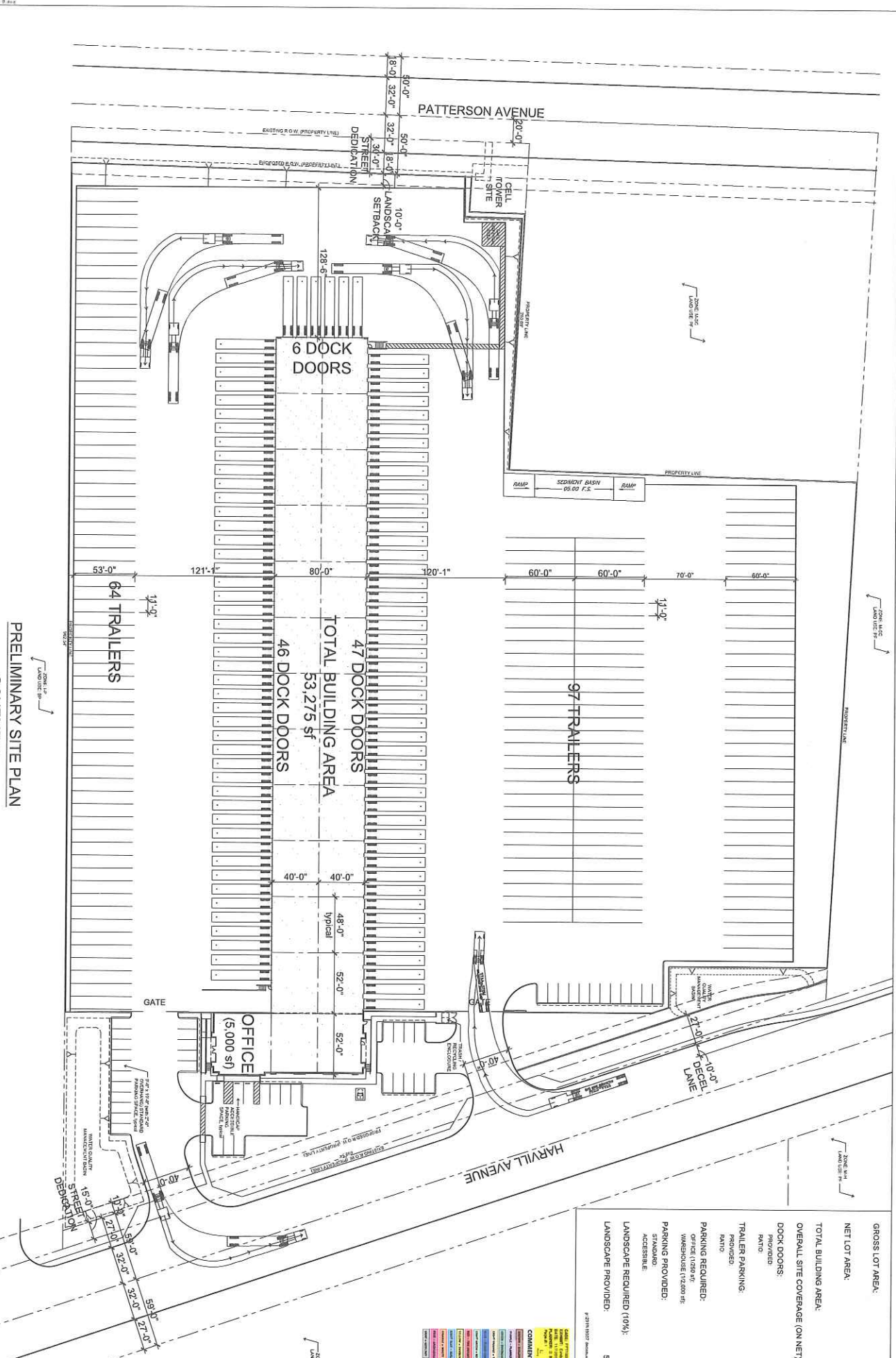
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

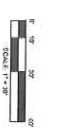
TELEPHONE: _____

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PRELIMINARY SITE PLAN
 SCHEME 9
 10 October 2019

Harvill Avenue Terminal
 Riverside County, California

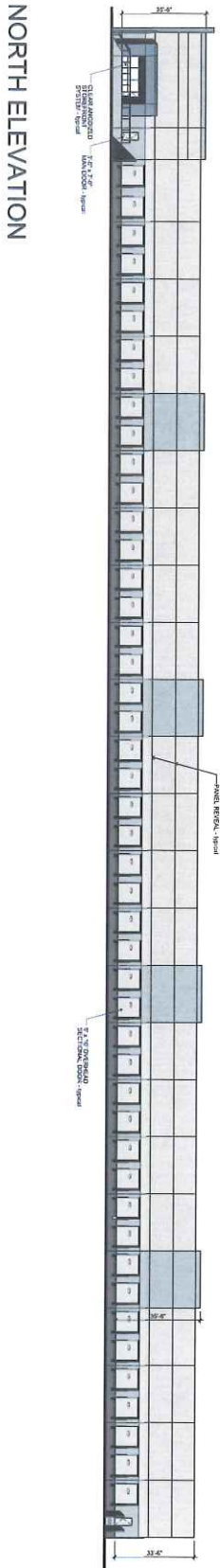


A-2

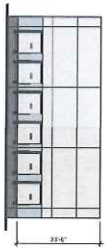
GROSS LOT AREA:	41,485,558 sf
NET LOT AREA:	41,480,482 sf
TOTAL BUILDING AREA:	53,275 sf
OVERALL SITE COVERAGE (ON NET):	11.5 %
DOCK DOORS PROVIDED:	99 doors
TRAILER PARKING PROVIDED:	1,233 ft
PARKING REQUIRED:	167 spaces
OFFICE (1,050 sq ft):	45 spaces
WAREHOUSE (17,200 sq ft):	20 spaces
PARKING PROVIDED:	25 spaces
LANDSCAPE REQUIRED (10%):	47 spaces
LANDSCAPE PROVIDED:	44 spaces
	3 spaces
	46,048 sf
	\$4,899 sf (\$11.9%)

DATE PREPARED: 10/01/2019
DATE REVISION: 10/01/2019
PROJECT: Harvill Avenue Terminal
COMMENTS: Preliminary Site Plan
COMMENT TRACK:
 1. 10/01/2019: Initial Review
 2. 10/01/2019: Review
 3. 10/01/2019: Review
 4. 10/01/2019: Review
 5. 10/01/2019: Review
 6. 10/01/2019: Review
 7. 10/01/2019: Review
 8. 10/01/2019: Review
 9. 10/01/2019: Review
 10. 10/01/2019: Review

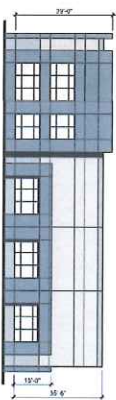
Color	Material
Light Blue	Light Blue Paint
Dark Blue	Dark Blue Paint
White	White Paint
Grey	Grey Paint
Yellow	Yellow Paint
Green	Green Paint
Red	Red Paint
Orange	Orange Paint
Purple	Purple Paint
Brown	Brown Paint
Black	Black Paint
Light Grey	Light Grey Paint
Dark Grey	Dark Grey Paint
White with Blue	White Paint with Blue Trim
White with Dark Blue	White Paint with Dark Blue Trim
White with Grey	White Paint with Grey Trim
White with Yellow	White Paint with Yellow Trim
White with Green	White Paint with Green Trim
White with Red	White Paint with Red Trim
White with Orange	White Paint with Orange Trim
White with Purple	White Paint with Purple Trim
White with Brown	White Paint with Brown Trim
White with Black	White Paint with Black Trim
White with Light Grey	White Paint with Light Grey Trim
White with Dark Grey	White Paint with Dark Grey Trim



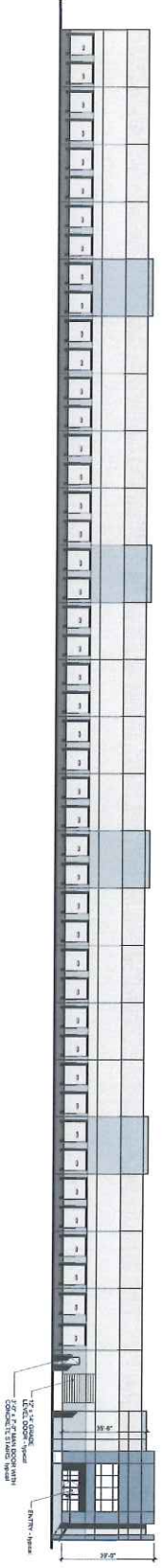
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Color	Material
Light Blue	Light Blue Paint
Dark Blue	Dark Blue Paint
White	White Paint
Grey	Grey Paint
Yellow	Yellow Paint
Green	Green Paint
Red	Red Paint
Orange	Orange Paint
Purple	Purple Paint
Brown	Brown Paint
Black	Black Paint
Light Grey	Light Grey Paint
Dark Grey	Dark Grey Paint
White with Blue	White Paint with Blue Trim
White with Dark Blue	White Paint with Dark Blue Trim
White with Grey	White Paint with Grey Trim
White with Yellow	White Paint with Yellow Trim
White with Green	White Paint with Green Trim
White with Red	White Paint with Red Trim
White with Orange	White Paint with Orange Trim
White with Purple	White Paint with Purple Trim
White with Brown	White Paint with Brown Trim
White with Black	White Paint with Black Trim
White with Light Grey	White Paint with Light Grey Trim
White with Dark Grey	White Paint with Dark Grey Trim

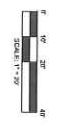
EXTERIOR ELEVATIONS

SCHEME 9
10 October 2019

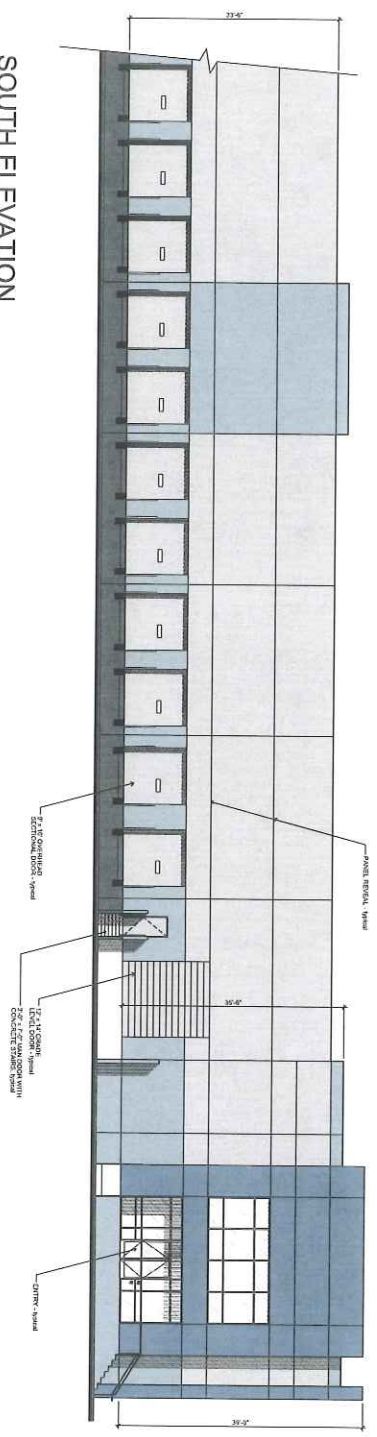
Harvill Avenue Terminal
Riverside County, California



Carlin Coalworth Architects, Inc
1000 North Main Street, Suite 100
Riverside, CA 92507



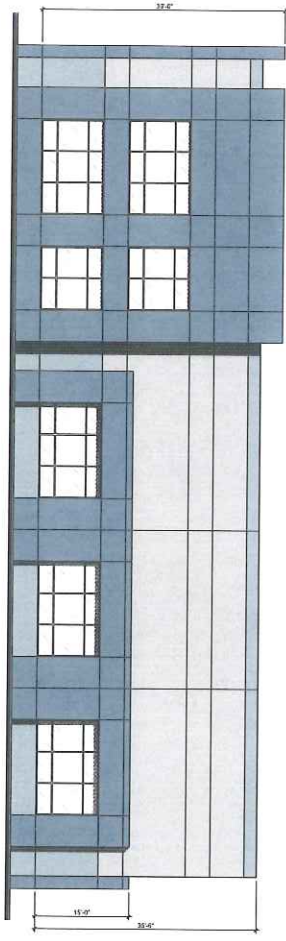
SOUTH ELEVATION



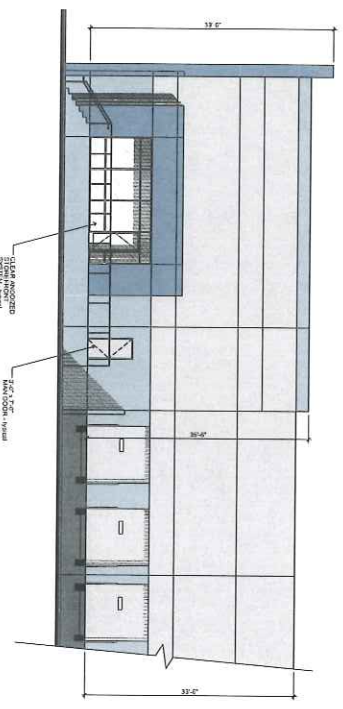
LEGEND

[Symbol]	1'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	2'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	3'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	4'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	5'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	6'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	7'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	8'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	9'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	10'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	11'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
[Symbol]	12'-0" CORNER REVEAL - SPOTLIGHT REVEAL - VERTICAL
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EAST ELEVATION



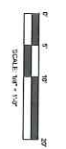
NORTH ELEVATION



ENLARGED EXTERIOR ELEVATIONS

SCHEME 9
 10 October 2019

Harvill Avenue Terminal
 Riverside County, California



DESIGN KEY NOTES:

- PROPERTY LINE TREES PER LEGEND
- TYP DETENTION BASIN PER CIVIL DIVISION
- FLOWERING ACCENT TREES AT ENTRY DRIVEWAYS
- TYP STREET TREE PER LEGEND
- SIDEWALK CORNER WITH CIVIL
- NATURAL MIX OF EVERGREEN AND DECIDUOUS TREES
- MACROPHOR EVERGREEN TREES

PLANTING LEGEND



GENERAL NOTES:

- SCALES GREATER THAN 31 SHALL BE STABILIZED WITH EROSION CONTROL, GROUND COVER EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE BRUSH MATERIAL, SHALL BE APPLIED FOR INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS MISC. ON UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL, ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE INFORMATION WHICH IS NOT FINALLY VERIFIED AND MAY BE INCOMPLETE. IT IS INTENDED TO PROVIDE AN OVERVIEW OF EXAMINING ALTERNATIVE DEVELOPMENT STRATEGIES AND ANY QUANTITIES AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH SMART CONTROLLER, LOW FLOW SPOTTERS USED THROUGHOUT THE IRRIGATION WATER EFFICIENCY WILL BE MONITORED AS PER STATE MANDATE AS PER WATER ORDINANCE.

WUCOLS PLANT FACTOR:

THIS PROJECT IS LOCATED IN WUCOLS REGION, V-SOUTH INLAND VALLEY. H-HIGHER WATER NEEDS, M-MODERATE WATER NEEDS, L-LOW WATER NEEDS, V-VERY LOW WATER NEEDS.

SYMBOL	TREE NAME	QTY.	WUCOLS
(Symbol)	STREET TREE ALONG HARVILL AVENUE, LONDON SPANISH BLOODEOOD*, 24" BOX SIZE	19	M
(Symbol)	STREET TREE ALONG PATTERSON AVENUE, PLATANUS BACOKBA, CALIFORNIA SYCAMORE, 24" BOX SIZE	21	M
(Symbol)	KOGELETERIA BIPINNATA, CHINESE PLUME TREE, 24" BOX SIZE	6	M
(Symbol)	PARKING LOT SHADE TREE, RUSUS LANCIA, AFRICAN SIMBAK, 24" BOX SIZE	6	L
(Symbol)	EVERGREEN SCREEN TREE, 24" BOX SIZE, KONDOL PINE	63	L
(Symbol)	PROPERTY LINE TREE, TRISTRANUA CONFERVA, BRISBANE BOX, 24" BOX	34	M
(Symbol)	FLOWERING ACCENT TREE, CALISTRIBION LITTLE JOHN*, DWARF BOTTLE BRUSH, 24" BOX SIZE	9	M
(Symbol)	GEISERA PARVIFLORA, AUSTRALIAN WILLOW, 24" BOX SIZE	18	M

SYMBOL	SHRUB NAME	WUCOLS
(Symbol)	DOONAKA VICIOSA, PURPUREA, HORSEED BUSH	M
(Symbol)	LEUCOPHYLLUM FRUTICOSUM, TEXAS BUNGEER	L
(Symbol)	WESTRONGIA FRUTICOSA, COAST ROSEMARY	L
(Symbol)	ROSEMARINUS TRICHOM BILLET, ROSEMARY SHRUB	L
(Symbol)	CALLISTRIBION LITTLE JOHN*, DWARF BOTTLE BRUSH	L
(Symbol)	LEUCOTRUM TEXANUM, TEXAS PRUNET	M

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
(Symbol)	ROSEMARINUS TRICHOM BILLET, ROSEMARY	L
(Symbol)	LANYATA DWARF YELLOW*, YELLOW LANYATA	L
(Symbol)	SALVIA GREGGIA, AUTUMN SAGE	L
(Symbol)	MULLENBERGIA BIGNES, OBER GRASS	M
(Symbol)	LOXICERVA, 'MILWAUIM', MILK'S HONEY-POLARICE	L
(Symbol)	SALVIA CINEREA, CLEVERLAND SAGE	L
(Symbol)	ROSEMARY, 'CORYTE BRUSH'	L
(Symbol)	ROSEMARY, 'CORYTE BRUSH'	L
(Symbol)	DETENTION BASIN BOTTOM SHALL RECEIVE A HYDROSEED MIX CONSISTING OF THE FOLLOWING:	M

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
(Symbol)	ACHILLEA WILDFELIUM	M
(Symbol)	ACROSTICHUM CAESPITOSUM	1.0 LBS/ ACRE
(Symbol)	LEWISIA TRITICOIDES	1.0 LBS/ ACRE
(Symbol)	TRICHOLOMA GIBBERUM	1.0 LBS/ ACRE
(Symbol)	FESTUCA SUBARVENSIS	1.0 LBS/ ACRE
(Symbol)	HOPELUNA BRACHYANTHERUM	1.0 LBS/ ACRE
(Symbol)	MULLENBERGIA BIGNES	1.0 LBS/ ACRE
(Symbol)	HOPELUNA BRACHYANTHERUM	1.0 LBS/ ACRE
(Symbol)	MULLENBERGIA BIGNES	1.0 LBS/ ACRE
(Symbol)	HOPELUNA BRACHYANTHERUM	1.0 LBS/ ACRE

CONCEPTUAL LANDSCAPE PLAN

HARVILL AVENUE TERMINAL

RIVERSIDE COUNTY, CA

0 40' 80' 120'
 SCALE: 1" = 40'-0"
 NORTH

