

# 1 Project Setting

## 1.1 PROJECT OVERVIEW

Black Creek Group (“Applicant”) proposes to develop approximately 9.13 acres of land with up to 91,580 square feet of warehouse and 8,000 square feet of office space (“Project”). The Project will include the construction of associated parking, landscaping, signage, and utility improvements to serve the site.

## 1.2 PROJECT LOCATION

The Project site is located in the Mead Valley Area Plan, in Riverside County’s jurisdiction west of the Interstate 215 (I-215) and south of Cajalco Expressway. The Project site is located approximately 0.2 miles southwest of the closest I-215 onramp/offramp at Cajalco/Ramona Expressway (Exit 22), which provides regional access to the site. The site is on the northeast corner of Cajalco Road and Harvill Avenue, which provides local access to the site (see *Figure 1-1, 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 includes two (2) parcels totaling approximately 9.13 acres and currently is undeveloped. The site consists of light vegetation across much of the site and trees along the south and west boundaries as shown in *Figure 1-2, Aerial*.

The Project site currently has two access points, both from Harvill Avenue. There are power poles along the south border of the site on Cajalco Road and a few street lights located along the west edge of the site on Harvill Avenue. There is one existing manhole and storm drain inlet on Harvill Avenue. The streets serving the site, Harvill Avenue and Cajalco Road are graded with asphalt and curb and gutter.

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

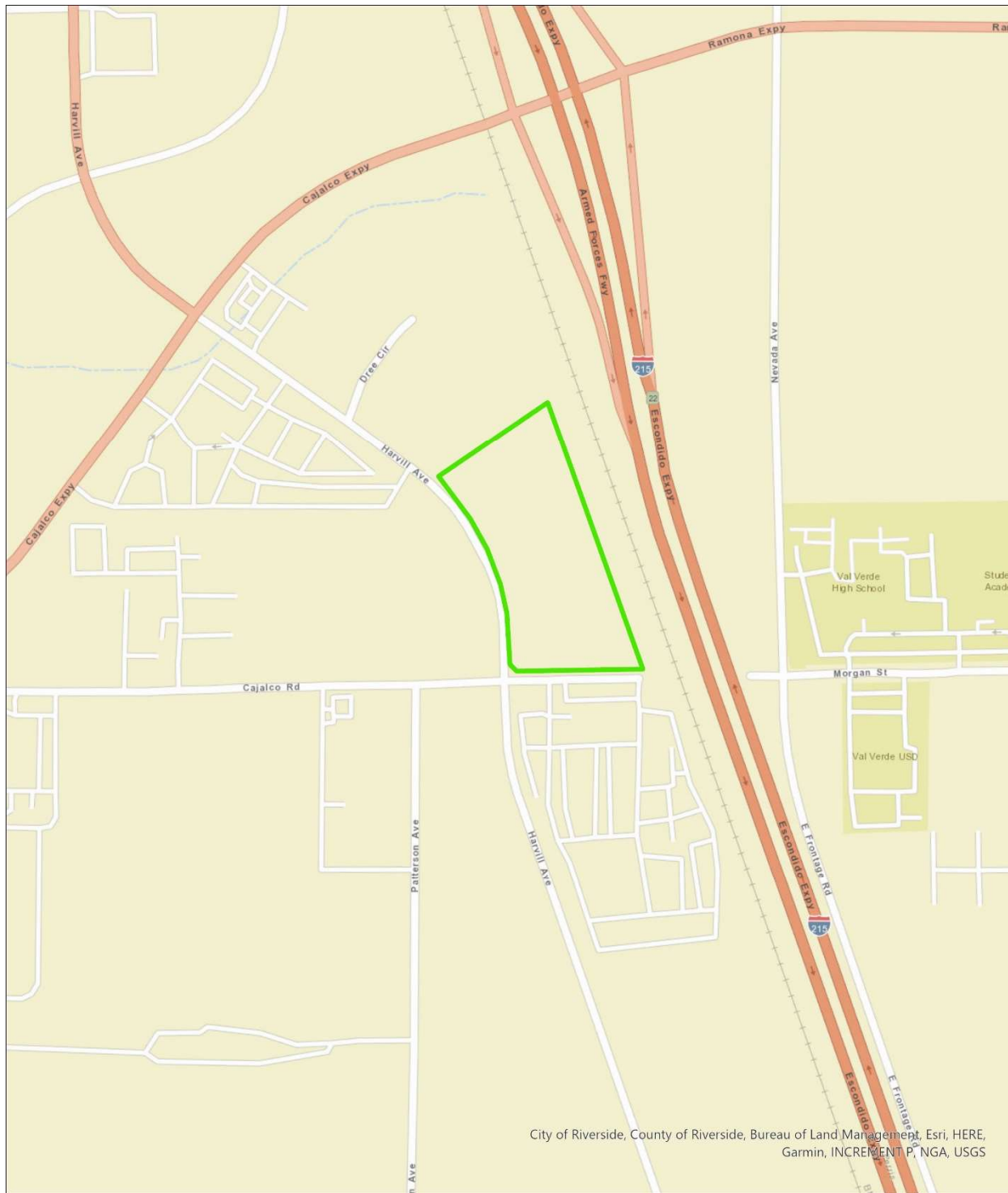
The Project site is in the Mead Valley District within Riverside County. The Land Use Designation is Light Industrial. The zoning designation is Manufacturing-Service Commercial (M-SC) and intends to promote industrial and manufacturing activities providing jobs to residents. The proposed use, Warehousing and Distribution, would be permitted provided a plot plan is approved.

## 1.5 SURROUNDING LAND USES

The Project site is located within an emerging industrial market in Riverside County with several industrial uses nearby. As shown on *Figure 1-3, Existing Zoning* and *Figure 1-4, Existing Land Use Map*, the site is bound by the following land uses:

**NORTH:** Directly north of the Project site are two parcels, one with a Land Use Designation Commercial Office (west) and the other Light Industrial (east). The Commercial Office parcel contains an active commercial development, and the Light Industrial parcel remains vacant.

- SOUTH:** Directly south of the Project site has a Land Use Designation of Light Industrial and has an active industrial storage and distribution use.
- EAST:** Directly east of the Project site has a parcel with Land Use Designation of Light Industrial with an active railroad track followed by I-215 freeway.
- WEST:** Directly west of the Project site has a land use designation of Light Industrial with active industrial developments similar to the proposed project.

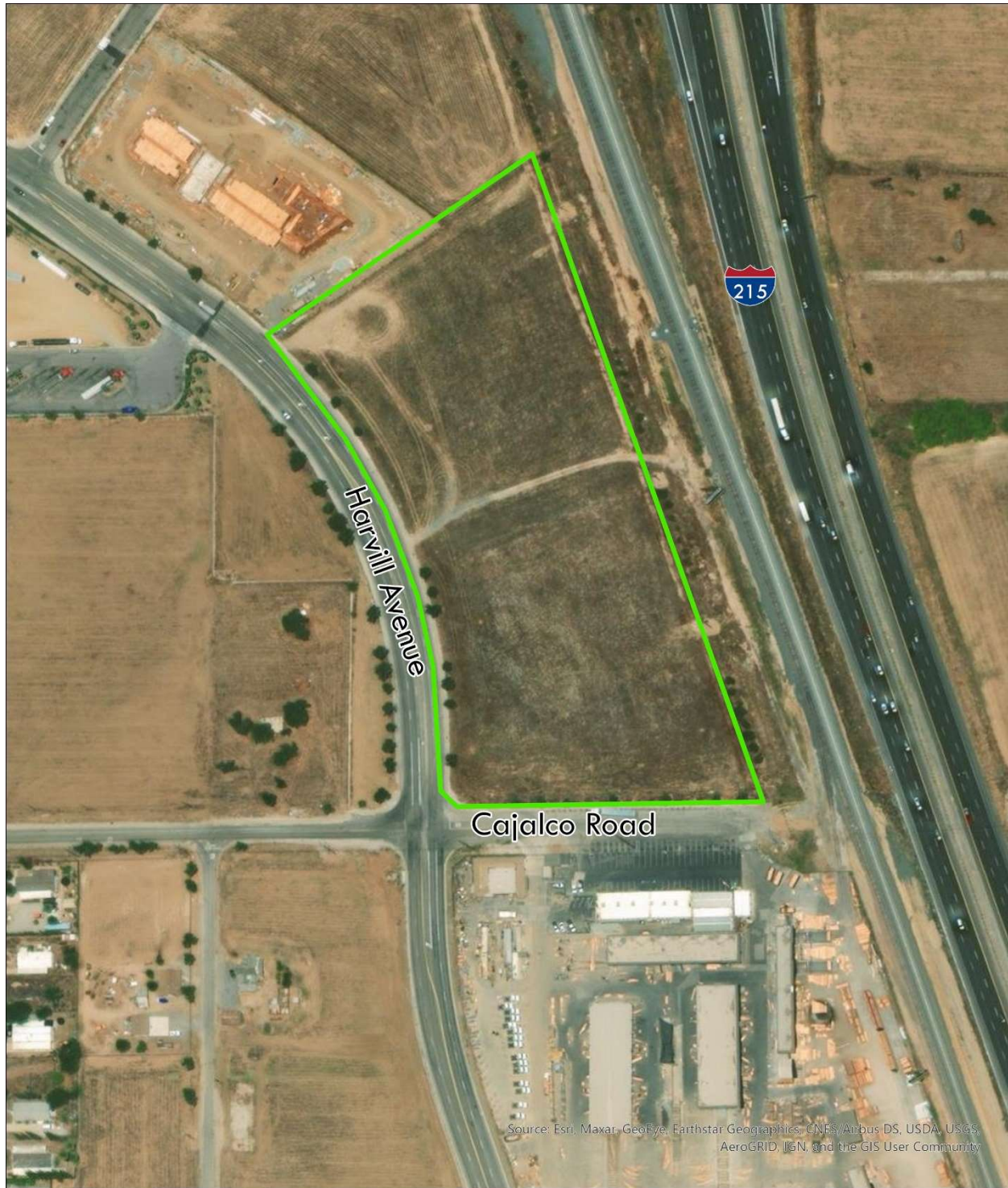


 Project Site

0 0.05 0.1 0.2 Miles



Figure 1-1, Local Vicinity



 Project Site

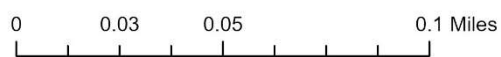


Figure 1-2, Aerial



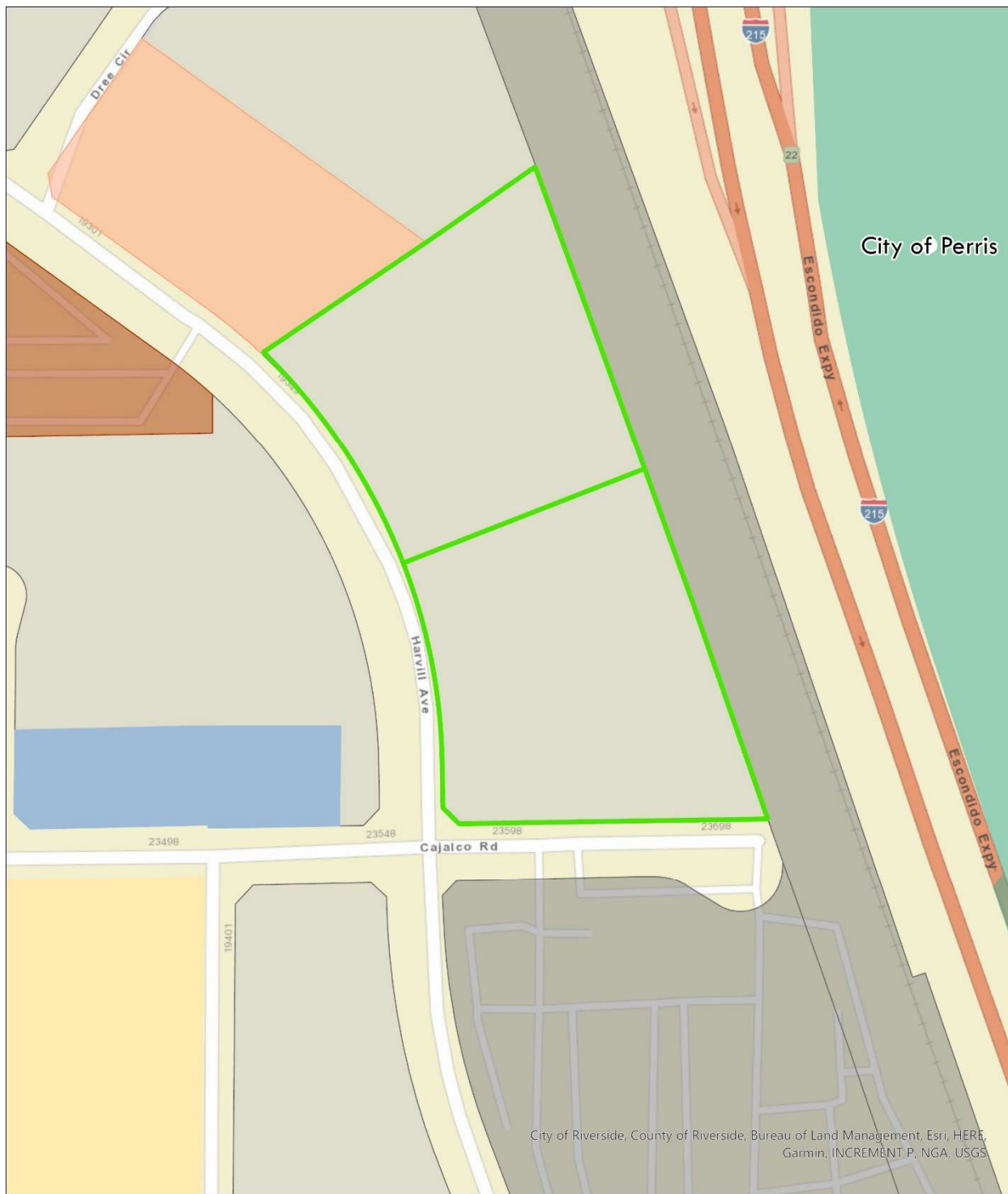
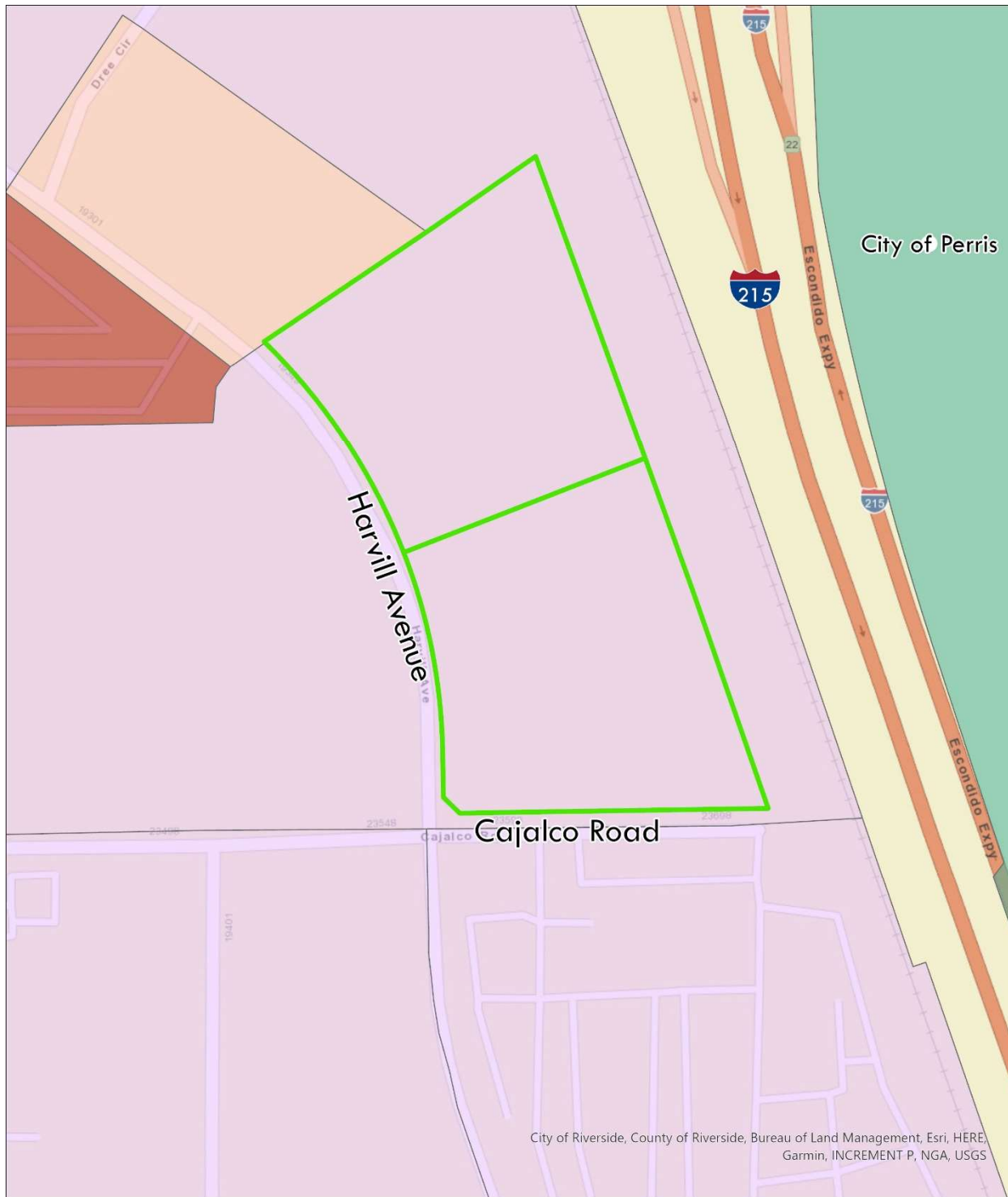


Figure 1-3, Zoning Map



- Project Site
- Light Industrial
- Commercial Retail
- Commercial Office



Figure 1-4, Land Use Map

## 2 PROJECT DESCRIPTION

### 2.1 PROPOSED PROJECT

The Project would develop two (2) existing parcels currently vacant into a 91,580 SF industrial warehouse building with ancillary trailer truck parking to the northwest. The building would include an 8,000 SF office at the southwest portion of the building. Additionally, the Project would construct automobile and trailer parking in compliance with the requirements of the Riverside County Municipal Code. *Figure 2-1, Conceptual Site Plan*, illustrates the proposed site and lot configurations, and *Table 2-1, Building Summaries* displays the proposed development, shown below:

**Table 2-1, Building Summaries**

<b>Building Number</b>	<b>Footprint (SF)</b>
Office 1 <sup>st</sup> Floor	4,000
Office 2 <sup>nd</sup> Floor	4,000
Warehouse	91,580
<b>Total</b>	<b>99,580</b>

\*subject to change

As depicted in *Figure 2-1, Conceptual Site Plan*, the Project site would be accessible by three future driveways, one in the northwest corner off Harvill Avenue, and two on the south border off Cajalco Road. The Project would provide 99 automobile parking stalls and 133 trailer parking stalls. The proposed Project meets the development standards set forth in the Manufacturing-Service Commercial zoning designation in the Riverside County Municipal Code. Development standards for the Manufacturing-Service Commercial are listed below in *Table 2-2, M-SC Zone Development Standards*.

**Table 2-2: M-SC Development Standards**

<b>Development Standard</b>	<b>Required</b>	<b>Provided</b>
Auto Parking Required Office: 1/200 SF Whse: 1/2,000 SF	(40+48) = 88	99
Min. – Max. F.A.R	.25 - .60	.25
Structure Height	40' at setback line 50' unless Zone Change (75')	TBD
Building Setback Front Side/Rear	25' 0'	40'-5" 71'
Parking/Landscape Setback Front Side/Rear	10' 0'	>25' 10'
Site Landscaping Coverage (Min.)	10.0 %	14.3%

### 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.

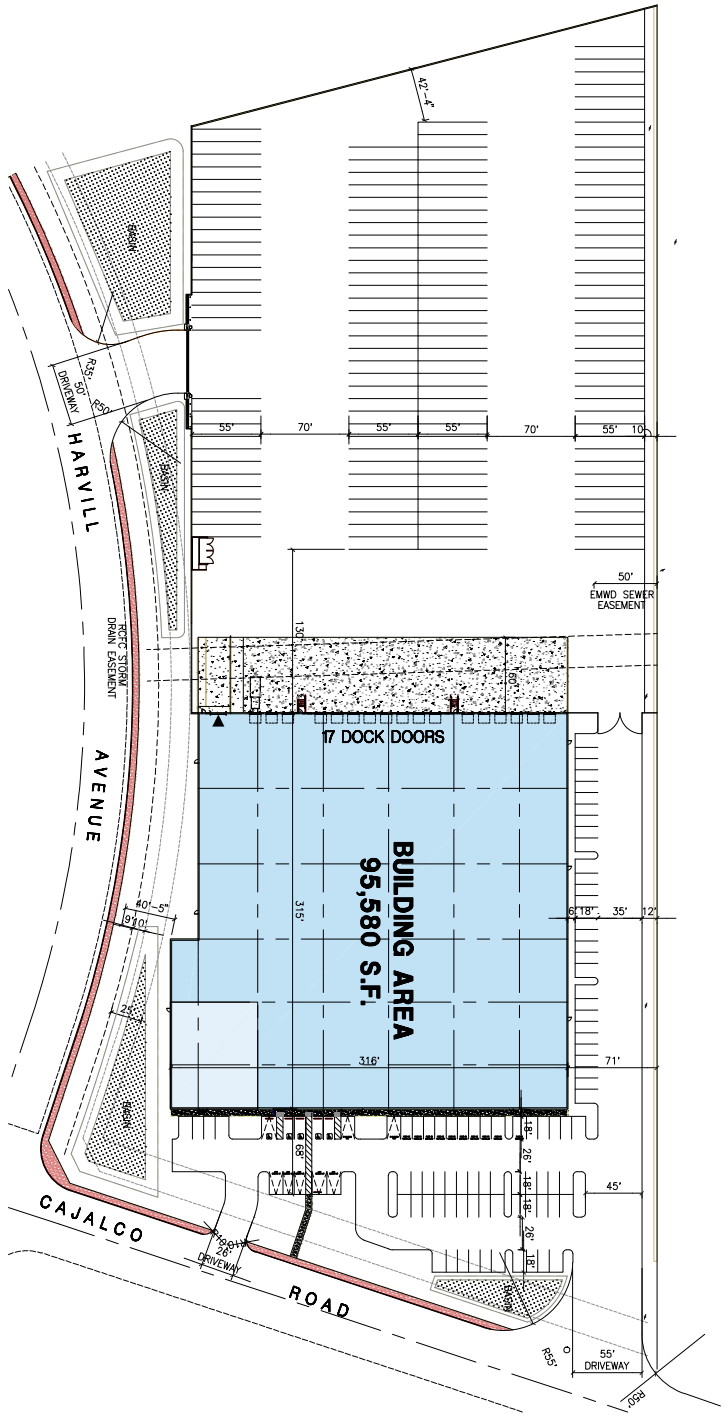
### 2.3 DISCRETIONARY APPROVALS, PERMITS, AND STUDIES

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

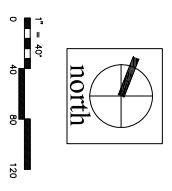
*County of Riverside*

- Plot Plan
- Parcel Merger





Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

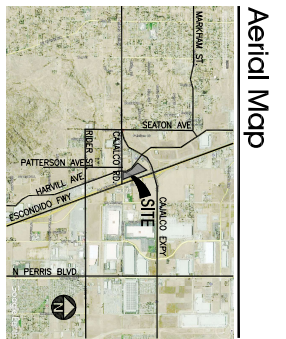


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# Conceptual Site Plan

## NEC Harvill Ave. & Cajalco Rd.

Riverside County, CA



Aerial Map

### Tabulation

<b>SITE AREA</b>	327,218 S.F.
H SITE	9,113 AC
<b>BUILDING AREA</b>	4,200 S.F.
Office (Second Floor)	4,200 S.F.
Warehouse	51,580 S.F.
<b>TOTAL</b>	55,780 S.F.
<b>COVERAGE</b>	25.31%
<b>ADTD PARKING REQUIRED</b>	40 STALLS
Office	45 STALLS
Warehouse	95 STALLS
<b>TOTAL</b>	99 STALLS
<b>ADTD PARKING PROVIDED</b>	133 STALLS
Standard (8' x 18')	133 STALLS
TRUCK (10' x 35')	
<b>EXISTING OBSTACLES PER COUNTY</b>	
EXISTING OBSTACLES PER COUNTY	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 40' (yard setback line)	
Height - 50' (75' (need db approval))	
MAXIMUM FLOOR AREA, A.T.O.	
FAR - to be verified	
<b>LANDSCAPE REQUIRED BY</b>	
Percentage - 10.0%	
<b>LANDSCAPE PROVIDED</b>	
H SITE -	14.52%
SEASIDE	56,790 S.F.
<b>SEASIDE</b>	
Front 25' - 25' (Status Reserve)	10
Streetfront - 0'	0

### Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



BLACK CREEK GROUP

July 26, 2021 / Job #21137  
 Scheme 3