



Seaton Ave. and Perry St., Riverside County Project Description

April 2021

1 ENVIRONMENTAL SETTING

1.1 PROJECT LOCATION

The proposed project is located within unincorporated Riverside County, bounded by Seaton Avenue to the East, Beck Street to the West, Perry Street to the South, and Markham Street to the North. Regional access to the project site is provided by Interstate Route (I-215) and the Cajalco Expressway exit. Local Access to the site will be from south of the property along Seaton Ave.

The site is identified by Assessor's Parcel Number 314-091-005.

1.2 EXISTING PROJECT SITE AND ADJACENT PROPERTIES

The project site encompasses approximately 9.80 acres of vacant land. The site is surrounded by vacant land to the east, a mixture of rural residential uses to the north, warehousing uses to the south, and rural residential uses to the west. The site is relatively flat with a gentle slope to the most north-eastern corner of the project site along Seaton Ave. This corner contains an inlet to the existing storm drain feature along Seaton Ave. The project site is comprised of minimal vegetation as well as several trees along the eastern and southern property boundaries.

1.3 EXISTING LAND USES AND ZONING DESIGNATION OF THE PROJECT SITE

The project site is located within the Mead Valley Area Plan and has a General Plan Land Use designation of Light Industrial (LI) and zoning designations of Industrial Park (I-P) and Manufacturing Service Commercial (M-SC). The Land Use designation summary of the Mead Valley Area Plan states that the LI designation is intended for light industrial uses and related activities including; warehousing and distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The split zoning designations for the property allow for Industrial Park and Manufacturing-Service Commercial uses per County Zoning Classifications Ordinance 348. The proposed project will be in conformance with the more restrictive use of Industrial Park (I-P).

1.4 SURROUNDING GENERAL PLAN AND ZONING DESIGNATIONS

The project site is located within a predominantly developed area. The surrounding land uses are described in Table 1.

Table 1: Surrounding Existing Land Use and Zoning Designations

	Existing Land Use	General Plan Designation	Zoning Designation
North	Mixture of Light Agriculture and Rural Residential communities and Markham Street.	Rural Community Very Low Density Residential (RC-VLDR)	Light Agriculture (A-1-1) Rural Residential (R-R)
West	Mobile homes & Single-family residences followed by Decker Road	Rural Community Very Low Density Residential (RC-VLDR)	Light Agriculture (A-1-1)
South	Light Industrial and Manufacturing-Service Commercial uses and Perry Street to the south	Light Industrial (LI)	Manufacturing-Service Commercial (M-SC)
East	Seaton Avenue followed by vacant land zoned for Industrial Park and Harvill Avenue	Light Industrial (LI)	Industrial Park (I-P) Manufacturing-Service Commercial (M-SC)

2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed project will consist of constructing two small-scale speculative light industrial warehouse buildings, which is expected to house local-serving businesses. The project will conform with current Land Use and Zoning designations stated within Riverside County’s General Plan and zoning ordinances. The proposed site improvements include two warehouse buildings totaling 98,940 square feet and other site improvements, such as a parking lots and extensive landscaping improvements to provide site buffers from the adjacent residential uses.

2.2 PROJECT FEATURES

Development Summary

The two 49,470 square foot one-story small-scale warehouse buildings include 46,970 square feet of warehouse space and 2,500 square feet of office space. A total of 32 loading docks are also proposed, 16 for each proposed building. Parking areas will consist of 135 trailer spaces, 57 for Building 1 and 78 for Building 2, totaling 135 trailer stalls. These trailer stalls are located along the western portion of the site for Building 1 and center of the property for Building 2. In addition, 33 vehicle parking stalls for Building 1 and 36 for Building 2 are proposed, totaling 69 vehicle parking stalls for the project to accommodate employee and visitor parking.

The project is also proposing a Tentative Parcel Map to subdivide the existing lot into 2 separate parcels with reciprocal access easements. Each parcel will adhere to the development standards of the existing zoning.

Access and Circulation

Access to the project site will be provided via two driveways along Seaton Avenue for truck and standard vehicle access.. Truck circulation is proposed to enter and exit the project site from the southern driveway on Seaton Avenue with no truck traffic entering and exiting from or to the north. Traffic circulation is proposed to circulate from Harvill Avenue to Perry Street and enter from the south of the property along Seaton Avenue. There will be no access for trucks to enter or exit the site to the north on Seaton Avenue and signage will be provided accordingly.

Truck circulation is proposed to utilize the southern entrance to the site on Seaton avenue to access the docks along the southwestern portions of both buildings and their respective trailer yards.. The northern drive aisle onsite is proposed for Emergency Vehicle and employee access to reduce truck noise on the northern adjacent residential properties. Auto traffic for employees and visitors will utilize either the northern or southern drive along Seaton to access site parking.

Parking and Loading Summary

Truck loading docks and trailer parking will be provided along the western side of each building, oriented toward Beck Street. The project will include 32 loading docks, and 135 trailer parking spaces for ancillary use to the building. The project will also provide 69 passenger car parking spaces for employees and visitors to utilize.

Landscaping and Screening

The project will include a 20-foot, landscaped street setback along Seaton Avenue as well as a 10-foot landscaped setback off Beck Street.

The building is set back 52 feet 6 inches from the northern property line and provides a dense 10-foot landscape setback consisting of trees and other screening material, 50% of the trees will be 36-inch box trees. The buildings will be located between 62 feet from the southern property line.

The project proposes 64,452 square feet of ornamental landscaping that will cover 15.7 percent of the overall project site exceeding the 15% county requirement.

Walls and Fencing

The project will include construction of a 10-foot screen wall along the northern boundary abutting the residential zoning to adequately screen and mitigate noise impacts from residential to the north. . In addition, a proposed 8 foot high wall is proposed to screen the truck court and trailer parking along Beck Street from residential across the street. The project will provide fencing along the southern project boundary.

2.3 OPERATIONAL CHARACTERISTICS

The project will be utilized for small-scale industrial warehouse uses which will provide jobs to the surrounding community. Typical operational characteristics include employees and customers traveling to and from the site, delivery of materials and supplies to the site, truck loading and unloading, and warehousing/distribution.