

MAJESTIC FREEWAY BUSINESS CENTER – BUILDING 13

Plot Plan Project Description

PROJECT SITE AND SURROUNDING AREA

The Majestic Freeway Business Center (MFBC) Building 13 project (herein, “Project”) encompasses an approximately 17.6-acre property located in unincorporated Riverside County. Specifically, the Project site is located at the southwest corner of Perry Street and Harvill Avenue and encompasses the following 5 Assessor’s Parcel Numbers (APNs): 314-130-024, -015, -026, -027, -023. Under existing conditions, the Project site is vacant and has been previously disturbed by weed abatement activities. The Project site is zoned for “Manufacturing - Service Commercial (M-SC)” uses by the County’s Zoning Map.

The properties immediately west of the Project site are zoned for “Manufacturing – Service Commercial (M-SC)” and “Industrial Park (I-P)” uses by the County’s Zoning Map. The property east of the Project site and east of Harvill Avenue is located within Planning Area 1 of MFBC SP No. 341 and is zoned M-SC by the County’s Zoning Map and is developed with a warehouse building. Properties located south of the Project site and south of Martin Street are located within Planning Area 2 of MFBC SP No. 341 and are zoned for “Manufacturing - Service Commercial (M-SC)” uses by the County’s Zoning Map and under development for a warehouse building.

PLOT PLAN DESCRIPTION

The Project Applicant, Majestic Freeway Business Center, LLC, is proposing a Plot Plan application for the future development of a conforming warehouse facility on the subject property. Specifically, the Plot Plan Application provides a proposal for the development of one approximately 307,616 s.f. warehouse building (herein, “Building 13”). Building 13 will provide warehouse space, office spaces, and up to 53 dock doors located on the western side of the building. Notable Project improvements include ornamental landscaping, drive aisles, utility infrastructure, passenger vehicle parking, truck trailer parking spaces, and water detention basin at the northern portion of the site. Project development will require future lot line adjustments and/or mergers to provide an appropriate lot configuration for the proposed warehouse facility and to provide rights-of-way along the Project site’s frontages to Perry Street, Harvill Avenue, and Martin Street.