



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

Notice of Preparation of an Draft Environmental Impact Report

Date: June 3, 2019

To: Responsible and Trustee Agencies, Interested Organizations, and Individuals.

Project Title/Case No Oleander Business Park Project - Draft Environmental Impact Report (CEQ190038) for Plot Plan No. 190011 (website: <http://planning.rctlma.org/Home/Planning-Notices/EIR-PPT190011>)

Project Location: The Oleander Business Park Project is located in unincorporated Riverside County, approximately .5 miles west of Interstate 215 off of Harley Knox Boulevard within the Mead Valley Community. The Project is directly north of Oleander Avenue, south of Nandina Avenue, east of Day Street, and west of Decker Road. The Project consists of four parcels of private land with Assessor's Parcel Numbers (295-310-012, 295-310-013, 295-310-014, and 295-310-015).

Project Description: The Oleander Business Park Project site is comprised of 93.84 gross acres (90.90 net acres) over four parcels. As part of the Project, the existing Parcel Map No. 5128, comprising four parcels, would be reconfigured via a Riverside County Lot Line Adjustment procedures. The proposed development would adjust the existing lot lines to create four new parcels for an industrial complex. Each parcel would consist of the following: Parcels 1 & 2 proposes to construct and operate two industrial warehouse buildings totaling approximately 710,736 square-feet on two parcels. Parcel 1 (18.50 acres) would be developed with approximately 363,367 square-feet of industrial uses (Building A) with drive aisles, truck docks, 247 parking spaces for vehicles, and 60 parking stalls for trucks. Parcel 2 (17.26 acres) would be developed with approximately 347,369 square-feet of industrial uses (Building B) with drive aisles, truck docks, 224 parking spaces for vehicles, and 51 parking stalls for trucks. Landscaping would surround the perimeter of both industrial sites. Parcels 3 and 4, totaling approximately 58.09 acres would remain vacant.

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but not later than July 20th 2019 after receiving this notice.

Probable Environmental effects of the project: *The County of Riverside has determined that an Environmental Impact Report (EIR) shall be prepared to address the potential significant impacts of the proposed Oleander Business Park Project. As a result, the probable environmental impacts that will be analyzed as part of the EIR include:*

Air Quality

Biological Resources

Cultural Resources and Paleontological Resources

Geology and Soils

Greenhouse Gas Emissions

Hazards and Hazardous Materials

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Hydrology and Water Quality
Public Services
Tribal Cultural Resources

Noise
Traffic and Transportation
Utilities and Service Systems

The EIR will include all topical areas of content required by the California Environmental Quality Act (CEQA), including cumulative impacts, alternatives to the proposed Project, and growth-inducing impacts. For each resource topic, environmental impacts relating to construction, operations, and decommissioning phases of the Project will be identified. However, the level of analysis to be included may vary based on the complexity of the issues, public and agency input to this Notice of Preparation (NOP), and/or refinements to the Project description that may occur subsequent to the publication of this NOP. For impacts that are significant, mitigation measures will be proposed to alleviate or avoid the significant impact(s).

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Tim Wheeler, Project Planner

PROJECT SPONSOR:

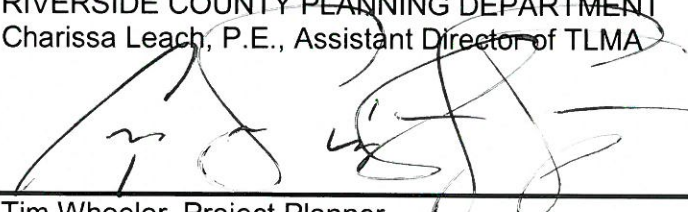
Applicant: Sares-Regis Group Perris LP
Address: 18802 Bardeen Avenue
Irvine, CA 92612

The County of Riverside, Planning Department (the lead agency) has determined that no scoping session is required for the Project under the CEQA Guidelines §15060d.

If you have any questions, please contact Tim Wheeler at (951) 955-6060 or by email at twheeler@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant Director of TLMA



Tim Wheeler, Project Planner