



*John Hildebrand*  
*Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Agency Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

DATE: May 25, 2022

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project" or "proposed Project") in the Mead Valley Area Plan of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Harvill at Water Industrial (Plot Plan No. 220002)

PROJECT LOCATION: South of the Water Street, west of Tobacco Road, north of Orange Avenue, and east of Harvill Avenue. The Project site is located on APNs 317-270-006, -010, -015, and -016 on 20.57 acres. The Project site has a General Plan designation of Business Park (BP) and zoning of Manufacturing, Service Commercial (M-SC).

PROJECT DESCRIPTION: The proposed Project consists of applications for a Plot Plan (PPT220002). The Project Applicant, BCIF Harvill Business Center LP, proposes to develop the 20.57-acre Project site with an approximately 434,823 square foot (SF) speculative industrial building with approximately 424,823 SF of warehouse space, approximately 5,000 SF of ground floor office space, and approximately 5,000 SF of associated office space within the mezzanine. The Project proposes to utilize approximately 30 percent, or 130,447 SF, of the proposed building for cold storage. The proposed building would have a maximum height of 50 feet at the building parapet. A total of 54 loading dock doors would be located on the eastern side of the proposed building, oriented toward Harvill Avenue and away from adjacent residences. The Project would include approximately 254 parking stalls and 66 trailer parking stalls. The Project would be accessed via one ingress and egress driveway on Water Street and two ingress and egress driveways on Orange Avenue, the western of which would be for passenger cars only. The Project would provide approximately 135,180 SF of landscaping, which would cover approximately 15.45 percent of the site. The Project would pave Water Avenue along the Project frontage and Orange Avenue from the western property boundary to Harvill Avenue to a 46-foot width and would replace existing pavement along the Project frontage on Harvill Avenue. The Project would include a 14-foot dedication along Harvill Avenue and 11-foot dedications along Orange Avenue and Water Avenue. Six-foot-wide sidewalks along Water Avenue and Orange Avenue are proposed, as well as a 10-foot-wide multi-purpose trail and a 5-foot-wide sidewalk on Harvill Avenue. The Project would also develop APN 317-270-016 with an approximately 1,527 SF water quality basin that would overflow into a proposed 18-inch storm drain, which would connect to the existing stormwater culvert in Harvill Avenue. The Project would also install a 36-inch storm drain in Water Avenue and includes replacement of the U-ditches on the western Project boundary. Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Adoption by resolution of a Plot Plan (PPT220002)
2. Approval of a Parcel Merger
3. Certification of an Environmental Impact Report (EIR)

### LEAD AGENCY:

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

### PROJECT SPONSOR:

Applicant: BCIF Harvill Business Center LP  
Address: 4675 MacArthur Court, Suite 625  
Newport Beach, CA 92660  
Attn: Peter Schafer

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

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Palm Desert, California 92211 (951)  
(760) 863-8277 · Fax (760) 863-7555

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 EIR 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 thirty (30) days** after receiving this notice. The public review period is from May 25, 2022 to June 24, 2022.

#### SCOPE OF ANALYSIS

It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

#### PUBLIC SCOPING MEETING:

A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; as well as inform the public of the nature and extent of the proposed project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter  
DATE OF SCOPING SESSION: June 20, 2022

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Phayvanh Nanthavongdouangsy or email at [pnanthav@rivco.org](mailto:pnanthav@rivco.org) or go to the County Planning Department's website at <https://planning.rctlma.org/> and scroll down to CEQA Environmental Noticing.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Phayvanh Nanthavongdouangsy, Project Planner  
P.O. Box 1409, Riverside, CA 92502-1409

If you have any questions please contact Phayvanh Nanthavongdouangsy, Project Planner at (951) 955-6573.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Deborah Bradford, Project Planner for John Hildebrand, Planning Director