



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
TLMA Director*

Public Notice of Availability of a Draft Environmental Impact Report

DATE: June 2, 2023

TO: Distribution List of Responsible Agencies and Interested Parties

PROJECT CASE NO./TITLE: Plot Plan No. 220002 (PPT 220002)

PROJECT LOCATION: The proposed Project site is located within the western portion of the County of Riverside, west of the City of Perris. The site is comprised of four parcels identified as Riverside County's Assessor's Parcel Numbers 317-270-006, 317-270-010, 317-270-015, and 317-270-016.

PROJECT DESCRIPTION: Plot Plan No. 220002 is a request for the construction of a 434,823 square foot industrial warehouse building, including 10,000 square feet of office space. The project would include a truck trailer parking lot, landscaping, and associated infrastructure on a 20.57 gross acre site. Fifty-four dock doors will be installed along the eastern portion of the building. The project will be accessed from one (1) driveway on Water Street, and two (2) driveways on Orange Avenue. The western driveway at Orange Avenue would be for passenger vehicle access only. The Project proposes to allow the option to utilize approximately 30 percent, or 130,447 square feet of the building for cold storage. The Project site has a General Plan Land Use Designation of Business Park (BP) and a zoning classification of Manufacturing-Service Commercial (M-SC).

LEAD AGENCY:

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

PROJECT SPONSOR:

Applicant: BCF Harvill Business Center, LP
Address: 4675 MacArthur Court, Ste 625
Newport Beach, CA 92660

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department has prepared a Draft Environmental Impact Report (DEIR) for the above-described project. The purpose of this notice is to solicit feedback from your agency on the contents of the DEIR. Information in that regard should be submitted to this office as soon as possible, but not later than the **forty-five (45) days public review period from June 2, 2023 to July 17, 2023, at 5:00 p.m.**

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The Notice of Preparation determined that several issue areas may have significant effects on the environment, and therefore, are discussed in the Draft EIR. Based on data and analysis provided in this DEIR, it is concluded the proposed Project could result in significant adverse environmental impacts to the following environmental issues: Transportation.

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

All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the DEIR. Note that the cumulative significant impacts identified in the DEIR are based on findings that the Project's contributions to such impacts are considered to be cumulatively considerable which is the threshold identified in Section 15130 of the State California Environmental Quality Act (CEQA) Guidelines.

PUBLIC HEARINGS:

Notification of the date, time, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

Please send all written correspondence to:

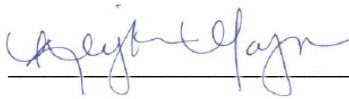
kmason@rivco.org or to

Riverside County Planning Department
Attn: Krista Mason
P.O. Box 1409 Riverside, CA 92502-1409

The Draft Environmental Impact Report is available on-line at: <http://planning.rctlma.org> under On Going Projects. If you have any questions please contact Krista Mason, Project Planner at (951) 955-1722.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, TLMA Director



Krista Mason, Project Planner

PPT220002

317-270-006,-010,-015, -016



Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas

Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 5/25/2023 4:39:39 PM

© Riverside County GIS