



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Director

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: August 2, 2022

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "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: Majestic Freeway Business Center Phase II – Plot Plan 220003 (Building 18), Plot Plan 220008 (Building 13), Plot Plan 220009 (Building 17), and Plot Plan 220015 (Buildings 14A and 14B)

PROJECT LOCATION AND DESCRIPTION: The proposed Project consists of applications for four separate plot plans (Plot Plan Nos. PPT 220003, PPT 220008, PPT 220009, and PPT 220015) to entitle five light industrial buildings for development with 1,219,222 square feet (s.f.) of total building area on a total of 67.86 gross acres within the Mead Valley community of unincorporated Riverside County. Building 13 (PPT 220008) is proposed on an 18.34-acre property located at the northwest corner of Martin Street and Harvill Avenue, and would include a 307,616 s.f. building with a total of 54 docking doors along the western façade of the building. Buildings 14A and 14B (PPT 220015) are proposed on a 20.35-acre property located at the northwest corner of Perry Street and Harvill Avenue and would include a total of 337,698 s.f. of building area. Building 14A is proposed in the western portion of the site, and would include a 200,624 s.f. building with 27 docking doors along the eastern façade of the building. Building 14B is proposed in the eastern portion of the site, and would include a 137,074 s.f. building with 21 docking doors along the eastern façade of the building. Building 17 (PPT 220009) is proposed on a 15.78-acre property located at the northeast corner of Harvill Avenue and America's Tire Drive, and would include a 256,148 s.f. building with 39 docking doors along the southern building facade. Building 18 (PPT 220003) is proposed on a 13.40-acre property located at the southwest corner of Peregrine Way and Harvill Avenue, and would include a 317,760 s.f. building (217,136 s.f. ground floor space and 100,624 s.f. of mezzanine space) with a total of 39 docking doors along the western building façade. The proposed Project conforms to the site's existing General Plan land use designation of "Light Industrial (LI)" and the site's existing zoning classification of "Manufacturing-Service Commercial (M-SC)." Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Adoption by resolution of Plot Plan No. 220003 (Building 18)
2. Adoption by resolution of Plot Plan No. 220008 (Building 13)
3. Adoption by resolution of Plot Plan No. 220009 (Building 17)
4. Adoption by resolution of Plot Plan No. 220015 (Buildings 14A and 14B)

LEAD AGENCY:

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

PROJECT SPONSOR:

Applicant: Majestic Freeway Business Center LLC
Attn. John Semcken
Address: 13191 Crossroads Pkwy., 6th Floor
City of Industry, CA 91746-3497

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

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

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.

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: August 29, 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 Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

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

If you have any questions please contact Russell Brady, Project Planner at (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Russell Brady, Project Planner for John Hildebrand, Planning Director