



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
Planning Director

**DATE:** August 30, 2023

**STATE CLEARINGHOUSE NO.:** 2022080060

**PROJECT NO. AND NAME:** 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)

**From:** Riverside County Planning Department  
**Contact Person:** Russell Brady, Contract Planner  
**Phone:** (951) 955-3025

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON OCTOBER 16, 2023

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2022080060, for the project as described below.

**Project Location:** The Project consists of four separate plot plan applications for five warehouse buildings (Buildings 13, 14A, 14B, 17, and 18) within the Mead Valley community of unincorporated Riverside County. Building 13 (PPT220008) is proposed at the northwest corner of Martin Street and Harvill Avenue; Buildings 14A and 14B (PPT220015) are proposed at the northwest corner of Perry Street and Harvill Avenue; Building 17 (PPT220009) is proposed at the northeast corner of Harvill Avenue and America's Tire Drive; and Building 18 (PPT220003) is proposed at the southwest corner of Peregrine Way and Harvill Avenue. The Project's Assessors Parcel Numbers (APNs) include the following:

- Building 13 (PPT220008): 314-130-015, 314-130-023, 314-130-024, 314-130-026, and 314-1300-27
- Buildings 14A and 14B (PPT220015): 314-270-009, 314-270-010, 314-270-011, 314-270-012, 314-270-013, 314-270-014, 314-280-001, 314-280-002, 314-280-003, 314-280-004
- Building 17 (PPT220009): 314-100-082, 314-100-084
- Building 18 (PPT220003): 314-040-013, 314-040-014, 314-040-015, 314-040-021, 314-040-023, 314-040-024, 314-040-025, 314-040-026, 314-040-028, 314-040-031

**Project Description:** The Project site comprises four separate sites comprising approximately 70.37 acres in size, generally located east and west of Harvill Avenue, south of Old Oleander Avenue, and north of Martin Street in the Mead Valley Area Plan (MVAP) portion of unincorporated Riverside County. The Project as evaluated herein consists of applications for four (4) separate plot plans: Plot Plan No. 220003 (PPT 220003; herein, "Building 18"), Plot Plan No. 220008 (PPT 220008, herein, "Building 13"), Plot Plan No. 220009 (PPT 220009; herein, "Building 17"), and Plot Plan No. 220015 (PPT 220015; herein, "Buildings 14A/14B") to allow for the development of up to 1,219,222 square feet (s.f.) of light industrial warehouse space on the 70.37-acre Project site. However, and in order to account for any minor changes to the building area as part of final design, the analysis throughout the Project's EIR assumes that the Project's buildings would comprise up to

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

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1,280,183 s.f. of building area. Specifically, Building 18 is proposed on a 14.24-acre property located west of Harvill Avenue and south of Old Oleander Avenue, and would include a total of 317,760 s.f. of building area (inclusive of 100,624 s.f. of mezzanine space); however, for purposes of analysis, it is assumed that Building 18 would comprise up to 333,648 s.f. in order to account for any minor changes to the building area as part of final design. Building 13 is proposed on a 19.03-acre property located west of Harvill Avenue between Perry Street and Martin Street, and would include a total of 307,616 s.f. of building area; however, for purposes of analysis, it is assumed that Building 13 would comprise up to 322,997 s.f. in order to account for any minor changes to the building area as part of final design. Building 17 is proposed on a 16.06-acre property located at the northeast corner of Harvill Avenue and America's Tire Drive, and would include a total of 256,148 s.f. of building area; however, for purposes of analysis, it is assumed that Building 17 would comprise up to 268,955 s.f. in order to account for any minor changes to the building area as part of final design. Buildings 14A and 14B are proposed on a 21.04-acre property located west of Harvill Avenue, south of Commerce Center Drive, east of Seaton Avenue, and north of Perry Street. Building 14A would include a total of 200,624 s.f. of building area, and Building 14B would include a total of 137,074 s.f. of building area; however, for purposes of analysis, and in order to account for any minor changes to the building area as part of final design, it is assumed that Building 14A would contain up to 210,655 s.f. of building area and Building 14B would contain up to 143,928 s.f. of building area.

**Document Availability:** Copies of Project documents, the Draft Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (<https://planning.rctlma.org/>).

**Public Review Period:** As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **August 31, 2023** and ending **October 16, 2023**. The County of Riverside is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM October 16, 2023**.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document. The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

**All comments should be sent to the Riverside County Planning Department, Attention: Russell Brady, Contract Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to [rbrady@rivco.org](mailto:rbrady@rivco.org).**

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

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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