



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Agency Notice of Availability of a Revised Project Description for Final EIR No. 546

DATE: May 21, 2020

TO: Trustee Agencies, Responsible Agencies, Organizations, Interested Parties

STATE CLEARINGHOUSE NO.: 2015081081

PROJECT CASE NO./TITLE: Knox Business Park Buildings D and E Project; EIR No. 546

LEAD AGENCY: Riverside County Planning Department Contact: Russell Brady
4080 Lemon Street, 12th Floor Phone: 951.955.3025
P.O. Box 1409 Email: rbrady@rivco.org
Riverside, CA 92502-1409

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 p.m., July 6, 2020

A REVISED PROJECT DESCRIPTION FOR FINAL EIR No. 546 for the Knox Business Park Buildings D and E Project (Building D: GPA 1151, CZ 7872, and PP25838. Building E: GPA1152, CZ 7873, and PP 25837) has been completed and is available for public review. The Riverside County Board of Supervisors certified the Final EIR for this Project on June 26, 2018. The Final EIR can be found at the following link.

<https://planning.rctlma.org/Home/Planning-Notices/EIR-No-546-Knox-Business-Park>

After the Final EIR for this Project was certified, a lawsuit challenging the EIR was heard by the Riverside Superior Court. On November 26, 2019, in the case titled *Rural Association of Mead Valley v. County of Riverside*, Riverside Superior Court Case No. RIC 1815176, the Court issued a Ruling on Petition for Writ of Mandate granting the Petition as to the sub-issue of the distance between proposed Building D and adjacent residential properties, and denying the Petition on all other grounds. The Court also ruled that the Final EIR be revised to correct a typographical error regarding blasting noise by deleting the term "including blasting" from the statement which concerns construction activities. As to all other challenges the petition was denied.

On February 24, 2020, the Court filed its Judgment ordering that a peremptory writ of mandate be directed to the Respondent (County of Riverside), ordering the County of Riverside to

- (1) revise the EIR's Project Description to include the actual distances between the Redwood Drive residential properties and Building D and Building D's parking area; and
- (2) revise the EIR to correct the typographical error regarding blasting noise by deleting the term "including blasting" from the statement which concerns construction activities, both done as needed to comply with the Ruling.

On February 24, 2020, the Court filed its Peremptory Writ of Mandate directing the County to decertify only the EIR's Project Description and to prepare a revised Project Description which will include the necessary revisions to the two issues mentioned in the previous paragraph. Accordingly, the County has prepared a

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Revised Project Description which revises the Final EIR concerning the issues in compliance with the Court's Peremptory Writ of Mandate.

The Court further ordered that the two issues referenced above are severable from the remainder of the EIR and the County's findings and approvals in connection with the Project. Additionally, severance will not prejudice complete and full compliance with the California Environmental Quality Act ("CEQA"). The Court further found that the required revisions do not affect the EIR's analysis or conclusions with regard to the project's environmental impacts, and other than the issue of preparing a revised Project Description, the Project, Project Approvals, and the EIR were found by the Court to be compliant with CEQA.

Upon revision and recirculation of the Project Description, Riverside County's Board of Supervisors shall exercise its discretion to determine whether to re-certify the Project Description. The Court retained jurisdiction over these proceedings by way of a return to its peremptory writ until the Court has determined that the County has complied with the provisions of CEQA.

The Revised Project Description for Final EIR No. 546 contains only the information necessary to make the previously certified Final EIR No. 546 adequate. **Comments should be limited to only the issue areas described above that are revised in the Revised Project Description.**

PROJECT LOCATION:

The Knox Business Park Buildings D and E Project (Project) is located in the unincorporated community of Mead Valley, Riverside County, and specifically south of Oleander Avenue, north of Redwood Drive, east of Day Street, and west of Harvill Avenue. Decker Road transects the Project site in a north/south direction. The property lies within the northeastern portion of Section 2, Township 4 South, Range 4 West (San Bernardino Baseline and Meridian). The Building D Site occupies Assessor Parcel Number APN 314-040-001, 314-040-002, 314-040-003, and 314-040-008. The Building E Site occupies Assessor Parcel Number APN 314-020-017 and a portion of APN 314-020-010.

NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT

The Project entails the proposed construction and operation of two business park buildings on approximately 58.6 gross acres. Building D would contain approximately 702,645 square feet (s.f.) of building space (677,645 s.f. of warehouse floor space, 15,000 s.f. of ground floor office space, and 10,000 s.f. of mezzanine office space). Building E would contain approximately 410,982 s.f. of building space (395,982 s.f. of warehouse floor space and 15,000 s.f. of ground floor office space). The underlying purpose of the Project is to entitle property in the Mead Valley community for commerce and employment-generating purposes to bring new businesses and jobs to the area. The primary beneficiaries of the Project are the Project applicant, Trammell Crow So. Cal. Development, Inc., and the property owner, Knox Logistics III and IV, LLC.

ISSUES ADDRESSED IN THE REVISED PROJECT DESCRIPTION:

As described above, the Revised Project Description clarifies and provides additional information about the distances between Redwood Drive residential properties and the proposed Building D and Building D's parking area. There are no changes to the Project or environmental circumstances that require additional environmental review under the Court's Judgment or Peremptory Writ of Mandate.

LOCATION OF PROJECT DOCUMENTS:

Copies of the Revised Project Description and all pertinent and related project documents and technical appendices are available online at:

<http://Planning.rctlma.org> under "Ongoing Projects"

If you do not have access to the internet to access the documents online, please call Russell Brady at 951.955.3025 to coordinate receipt of the documents via alternative method.

HOW TO COMMENT:

Comments on the Revised Project Description may be made in writing, indicating the section(s) of concern, and shall be mailed or e-mailed to the contact person below. No other forms of written comment will be accepted. The Project name and number should be noted on all correspondence and the comment should indicate if you would like to be notified of public hearings. Please provide your written response to the Riverside County Planning Department's address shown below by 5:00 pm, July 6, 2020.

Comments should be limited to only the issue areas identified above that are being revised in the Revised Project Description.

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Attn: Russell Brady, Project Planner
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