



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Agency Notice of Availability of a Draft Environmental Impact Report

DATE: September 14, 2020

TO: Distribution List of Responsible Agencies and Interested Parties

PROJECT CASE NO./TITLE: Oleander Business Park Project – Draft EIR (CEQ190038) for Plot Plan No. 190011

PROJECT LOCATION: The Oleander Business Park Project is located in unincorporated Riverside County, approximately .5 miles west of Interstate 215 off of Harley Knox Boulevard within the Mead Valley Community. The Project is directly north of Oleander Avenue, south of Nandina Avenue, east of Day Street, and west of Decker Road. The Project consists of four parcels of private land with Assessor's Parcel Numbers (295-310-012, 295-310-013, 295-310-014, and 295-310-015).

PROJECT DESCRIPTION: The Oleander Business Park Project (Project) proposes construction and operation of approximately 710,736 square feet of warehouse/manufacturing uses within an approximately 93.85-acre site (gross), located within the Mead Valley area of Riverside County (County). As part of the Project, existing Parcel Map 5128 (Parcel Map Book [P.M.B.] 8/54) comprising 4 parcels, would be reconfigured via Riverside County Lot Line Adjustment procedures. Parcel 1 (approximately 20.90 acres) would be developed with approximately 363,367 square feet of warehouse/manufacturing uses. Parcel 2 (approximately 19.59 acres) would be developed with approximately 347,369 square feet of warehouse/manufacturing uses. Parcels 3 and 4, totaling approximately 53.36 acres would remain vacant.

LEAD AGENCY:

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

PROJECT SPONSOR:

Applicant: Sares Regis Group Perris LLP
Address: 3501 Jamboree Road, Suite 3000
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 forty-five (45) days** after receiving this notice. Please note that the public comment period for Draft EIR No. 190038 (CEQ190038) is **September 15, 2020 to October 30, 2020**.

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: Air Quality and Greenhouse Gas Emissions. All other potential impacts were determined to be less than significant without

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

"Planning Our Future... Preserving Our Past"

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.

As indicated in the Initial Study appended to the EIR, based on information compiled by the Department of Toxic Substance Control, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project will not result in or cause any impacts in this regard.

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:

twheeler@rivco.org or to

Riverside County Planning Department
Attn: Tim Wheeler
P.O. Box 1409
Riverside, CA 92502-1409

An e-copy of the Environmental Impact Report, which includes appendices, is attached. The Draft Environmental Impact Report is also available on-line at: <http://planning.rctlma.org> under On Going Projects. If you have any questions, please contact Tim Wheeler, Project Planner at twheeler@rivco.org or (951) 955-6060.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director


Tim Wheeler, Project Planner

Governor's Office of Planning & Research

SEP 15 2020

STATE CLEARINGHOUSE