

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Environmental Impact Report No. 507 and Plot Plan No. 23332
Project Title/Case Numbers

Adam B. Rush
County Contact Person

951-955-6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

First Industrial Realty Trust
Project Applicant

898 North Sepulveda Blvd, El Segundo, CA 90245
Address

This project is located in the Mead Valley Area Plan in Western Riverside County; more specifically, northerly of Nuevo Road southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue
Project Location

Plot Plan No. 23332 proposes to develop distribution warehouse buildings on 104.45 gross acres with a floor area ratio of 0.48 (Business Park FAR 0.25-0.60) OPTION A consists of 1,706,078 square feet of warehouse, 48,500 square feet of office space, 370,196 square feet of mezzanine, 29,209 square foot detention basin, 722,648 square feet of landscaping, 1,231 auto parking spaces, and 389 trailer parking spaces. The total building square footage proposed is 2,124,774 as follows: Building 1A proposes 297,257 square feet with 46 dock doors; Building 1B proposes 470,930 square feet with 53 dock doors; Building 2 proposes 499,518 square feet with 103 dock doors; Building 3 proposes 27,260 square feet; Building 4 proposes 39,000 square feet; Building 5 proposes 98,460 square feet and 16 dock doors; Building 6 proposes 499,913 square feet with 105 dock doors; and Building 7 proposes 192,256 square feet with 28 dock doors. OPTION B consists of 1,758,463 square feet of warehouse, 48,500 square feet of office space, 317,811 square feet of mezzanine, 29,209 square foot detention basin, 809,821 square feet of landscaping, 1,904 auto parking spaces and 652 trailer parking spaces. The total building square footage proposed is 2,124,774 as follows: Building 1 proposes 1,267,705 square feet with 179 dock doors, Building 3 proposes 27,260 square feet; Building 4 proposes 39,000 square feet; Building 5 proposes 98,460 square feet and 16 dock doors; Building 6 proposes 499,913 square feet with 105 dock doors; and Building 7 proposes 192,256 square feet with 28 dock doors.

Project Description

This is to advise that the Riverside County Planning Department, as the lead agency, has approved the above-referenced project on February 8, 2010, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,768.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

January 20, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

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