

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

534B



**FROM:** TLMA - Planning Department

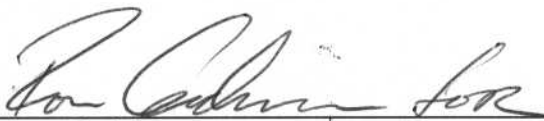
**SUBMITTAL DATE:**  
August 16, 2005

**SUBJECT:** SPECIFIC PLAN NO. 341 - EIR NO. 466 - RESOLUTION NO. 2005-416 - Applicant: County of Riverside Economic Development Agency - Engineer/Representative: Albert A. Webb Associates- First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan - Location: North of Cajalco Road, south of Nandina Avenue and west of the Interstate 215 Freeway - 279.23 Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) - **REQUEST:** A proposal to master plan the Majestic Freeway Business Center. This includes the land use plan, designation of planning areas, development standards, and design landscaping guidelines associated with the development of Majestic Freeway Business Center. The specific plan includes approximately 279.23 acres of light industrial development and approximately 45.77 acres of existing roads. More specifically, Specific Plan No. 341 is a proposal to construct approximately 6.2 million square feet (s.f.) of industrial buildings, ranging in size from 25,000 to 1.2 million s.f., for manufacturing, distribution and warehouses. The proposed project site consists of properties with existing infrastructure, improved roadways and graded building pad area. In addition to the proposed industrial development, that portion of the site north of Cajalco Expressway, south of Marin Street, east of Seaton Avenue and west of Harvill Avenue has an optional Community Center overlay allowing for development of commercial and retail land uses. The proposed project includes an optional development plan that entails 680,000 s.f. of retail and commercial uses on 72.75 acres in the Community Center overlay area and 4,555,000 s.f. of light industrial and warehouse / distribution uses on 206.71 acres. The proposed project may also include the construction of approximately 700 linear feet of off-site storm drain infrastructure within the Nandina Avenue right-of-way between the project boundaries and Harvill Avenue.

Departmental Concurrence

**RECOMMENDED MOTION:**

**THE PLANNING DEPARTMENT RECOMMENDS:**

  
 Robert C. Johnson  
 Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICIAL

  
 DATE 8/16/05

Dept't Recomm.:  Consent  Policy  
 Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: First

Agenda Number:

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

16.1

The Honorable Board of Supervisors  
RE: SPECIFIC PLAN NO. 341  
August 16, 2005  
Page 2 of 5

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 466**, which has been completed in compliance with the EIR guidelines and the Riverside County Rules to Implement CEQA; and,

**APPROVAL** of **SPECIFIC PLAN NO. 341**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and;

**ADOPTION** of **RESOLUTION NO. 2005-416** adopting Specific Plan No. 416.

**BACKGROUND:**

The proposed project appeared on the August 09, 2005 Board of Supervisors Hearing agenda and was continued until today. The purpose of the continuance was to insure that public agencies that had commented on Environmental Impact Report No. 466 had at least ten days to review the County's response to comments as required by Section 21092.5(a) of the California Environmental Quality Act prior to any action by the Board.

**CONCLUSIONS:**

1. The proposed project is in conformance with all elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial, Manufacturing-Medium (M-M) and Industrial Park Zone (I-P) of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. Environmental Impact Report (EIR) No. 466 was prepared and circulated as required by the California Environmental Quality Act (CEQA). A Final EIR has been prepared and includes response to comments received during the comment period. The EIR has determined that impact to air quality and noise cannot be mitigated to below a level of significance and a statement of overriding consideration need to be made for air quality.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

**FINDINGS:**

1. The Riverside County General Plan designations for the site are Light Industrial (LI) and Light Industrial with a Community Center Overlay.

2. The proposed project is consistent with the general plan designations for the site.
3. The project site is surrounded by properties that are designated Very Low Density Residential-Rural Community (VLDR-RC), Commercial Retail (CR), and Business Park (BP).
4. The land use on the subject site is currently vacant.
5. The land uses on surrounding parcels are residential and light industrial.
6. The current zones on the subject site are Manufacturing-Medium (M-M), Manufacturing Service Commercial (MS-C) and Industrial Park (I-P).
7. The proposed project is consistent with the zoning on the site.
8. Surrounding zones include Light Agriculture (A-1-1), Scenic Highway Commercial (C-P-S), Industrial Park (I-P), Manufacturing-Heavy (M-H), Manufacturing-Medium (M-M), Mineral Resources (M-R), Manufacturing-Service Commercial (M-SC), Residential Agriculture (R-A-1), Rural Residential (R-R).
9. The project site is located within the boundaries of the March Air Reserve Base Influence Area. The project was reviewed by the Airport Land Use Commission and was found to be consistent with the Comprehensive Land Use Plan for March Air Reserve Base.
10. The Project is not within the Criteria Area set forth in and established by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
11. The Project is consistent with the Riparian/Riverine Areas and Vernal Pool requirements of the MSHCP. Pursuant to Section 6.1.2 of the MSHCP, an assessment of the potentially significant effects on Riparian/Riverine Areas and Vernal Pools which includes identification and mapping of such areas located on the Project site is required. The Project has been reviewed and assessed as indicated in the MSHCP Compliance Report dated April 21, 2005 which was prepared by Albert A. Webb Associates and it has been determined that the Project site does not have any riparian or riverine habitat or vernal pools. Therefore, no further surveys or conservation measures are required.
12. The Project is consistent with the Narrow Endemic Plant Species requirements of the MSHCP. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused surveys for certain narrow endemic plant species are required for properties within mapped survey areas. The survey area maps included within the MSHCP have been reviewed and the Project is not within any survey area for Narrow Endemic Plant

Species. Therefore, no further assessments and/or surveys or conservation measures are required.

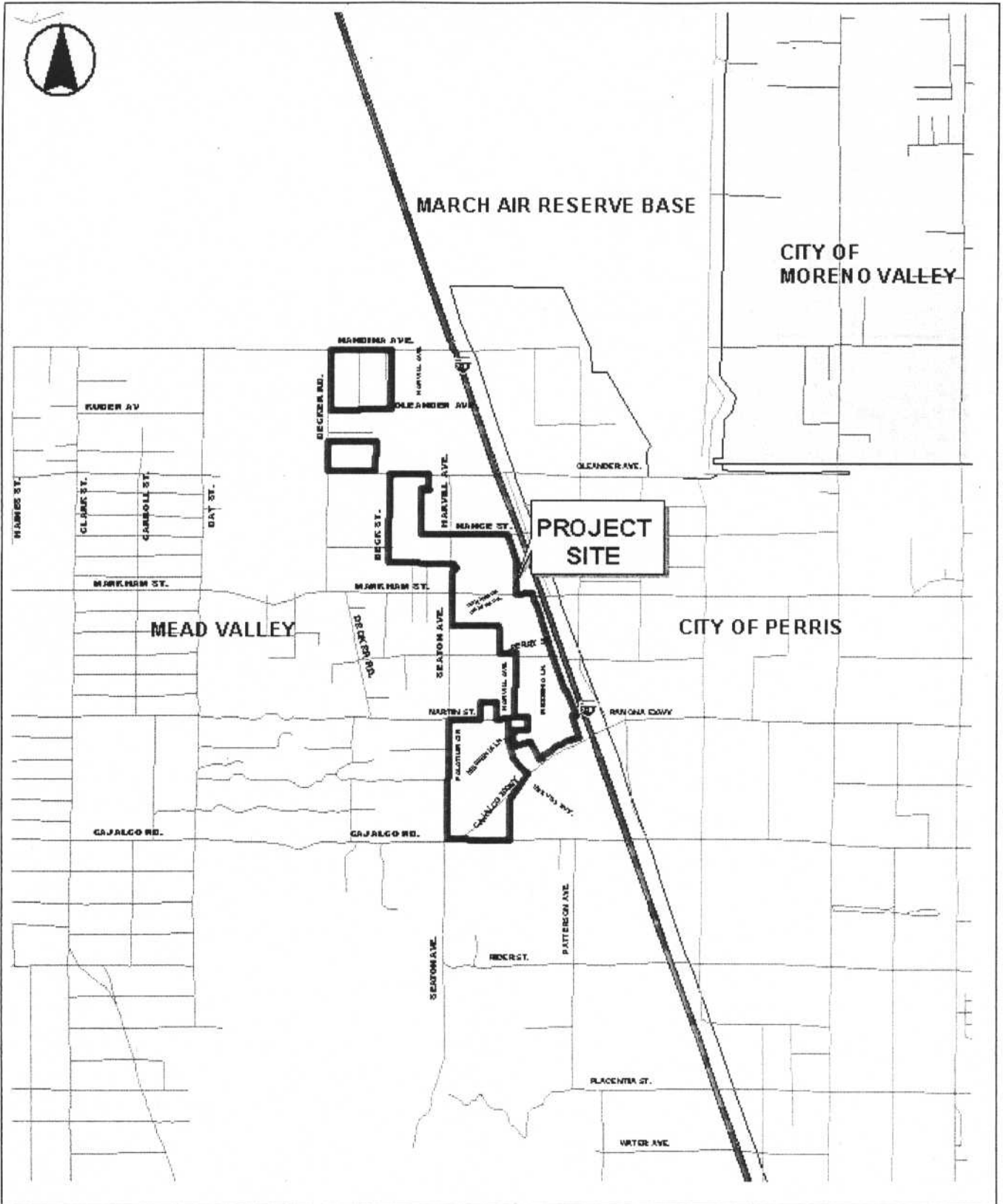
13. The Project is consistent with the Urban/Wildlands Interface Guidelines established by the MSHCP. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP Conservation Area are required to incorporate mechanisms to address indirect effects to the MSHCP Conservation Area. This Project is not located in close proximity to the MSHCP Conservation Area.
14. The Project is consistent with the Database Updates/Additional Surveys requirements of the MSHCP. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for additional plant and animal species are required for properties within mapped survey areas. The survey area maps have been reviewed and the Project is within the mapped survey area for the Burrowing Owl. Focused surveys for the Burrowing Owl were conducted on the Project site during April and May of 2004 by AMEC Earth & Environmental. The surveys determined that the site contained habitat suitable for the Burrowing Owl and found 17 owls in four territories within the northern portion of the project site and within a 500 foot zone of influence around the Project site. One territory with 2 adult owls and 4 young was within the Project site. A second territory with 2 adults and 3 young was on the Project boundary. One owl was observed multiple times in a territory 250 feet west of the northwest Project boundary. Another territory with 2 adults and 3 young was about 500 feet west of the project boundary. In total, 3 pairs of owls were observed on site and in adjacent areas. Based on the observations and conclusions contained in the focused survey and additional information contained in Draft EIR No. 466, the Project site has low "long-term conservation value" for the Burrowing Owl for the following reasons:
  - a. Surrounding land uses consist of a mixture of residential properties, businesses, agriculture and vacant lots to the east, west and south; and to the east, north of Nance Street. South of Nance Street, Interstate 215, a flood control channel and basin, and a railroad right of way separate the site from similar land uses to the east. The Riverside National Cemetery and a sewage treatment plant are located north of the project site. The City of Perris is located east of the Project site, on the east side of Interstate 215, and March Air Reserve Base and the City of Moreno Valley are located northeast of the Project site, also on the east side of Interstate 215. As existing land use practices continue in the site vicinity, potential breeding and foraging habitat for the Owl will be incrementally fragmented and isolated, resulting in a lower long term conservation value for the Owl.
  - b. The Project site is located within Community Facilities District No. 88-8 (CFD), which has constructed roads and extended storm drain and water and sewer infrastructure throughout the Project site. The Project site is also located within the Mead Valley Redevelopment Project area. Furthermore, the General Plan land use designations for

the Project site and the surrounding areas reflect long term planning for land uses within the area that are not compatible with conservation of the site as Burrowing Owl habitat.

- c. Conservation on site of suitable habitat for the Burrowing Owl would prohibit development of the site ultimately resulting in no management and diminishment of any conservation value the site may currently have.
- d. Other areas within western Riverside County within close proximity and that provide connectivity to existing conservation areas or other lands proposed for conservation, would better serve the Owl as these lands are managed to prevent incompatible human and/or domestic animal/pet intrusion (for example, illegal dumping of trash and OHV use) which can have a significant effect on any potential long term conservation on the site.

**INFORMATIONAL ITEMS:**

- 1. As of this writing, Planning Staff has received no new comments in support of or opposition to this development proposal.
- 2. The subject site is currently designated as Assessor's Parcel Numbers 295-310-018, 022, 025 thru 036, and 041 thru 044; 317-040-004 and 031; 314-051-013; 314-110-004, 064 and 066; 314-130-026; 314-260-001 thru 015; 314-270-001 and 025; 314-280-001 and 002; 314-090-001 thru 021; 314-300-001 thru 004; 314-310-001 thru 005; 317-100-010 thru 029; 317-110-020 thru 026.



Scale: 1" = 3,000'

ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENVIRONMENTAL CONSULTANTS

VICINITY MAP  
*Specific Plan No. 341*  
 The Majestic Freeway Business Center



Supervisor Buster  
District 1

DATE DRAWN 05/20/04

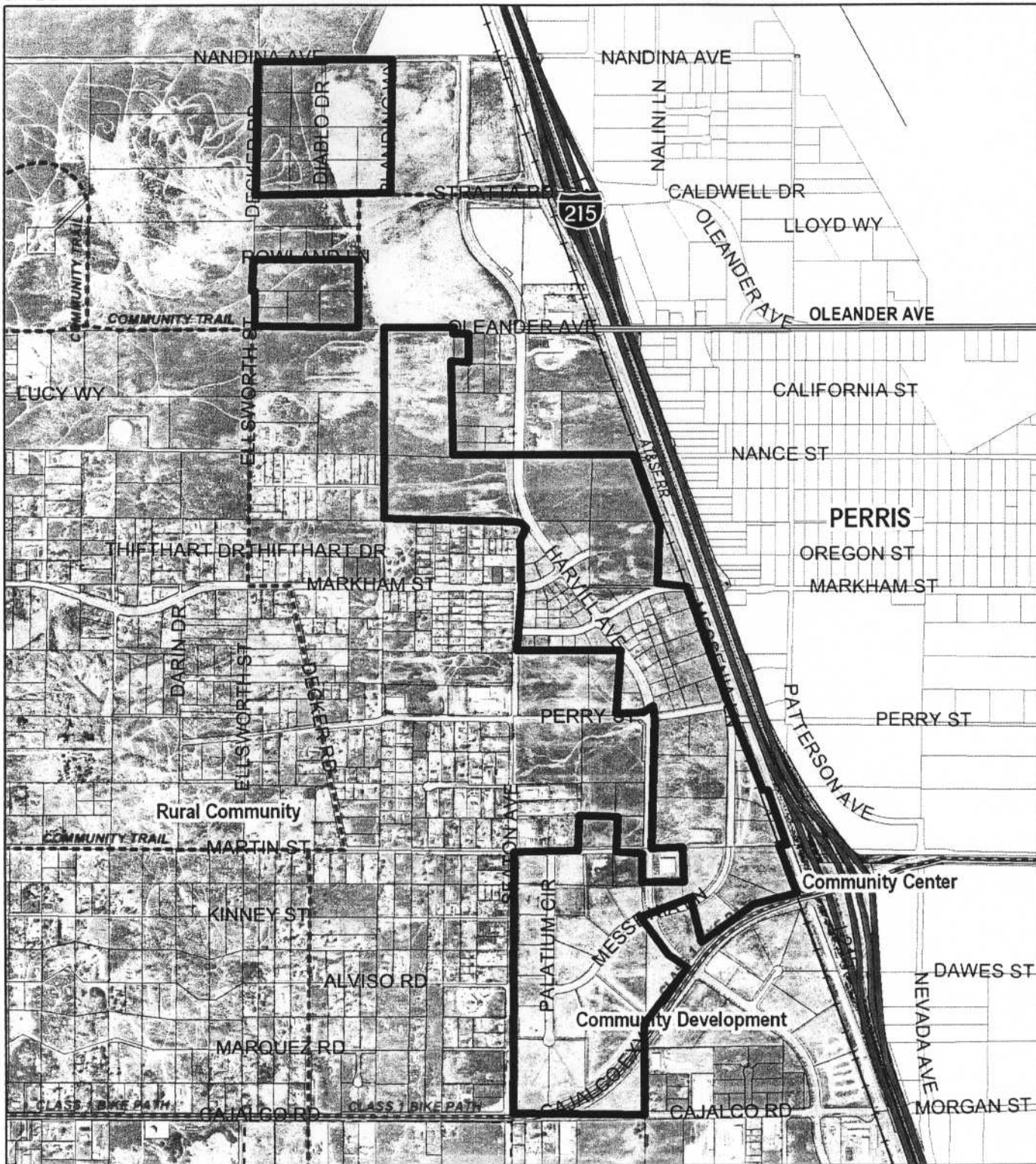
# SP00341

## DEVELOPMENT OPPORTUNITY

Planner: Mike Harrod

Date: 06/20/04

Exhibits Overview



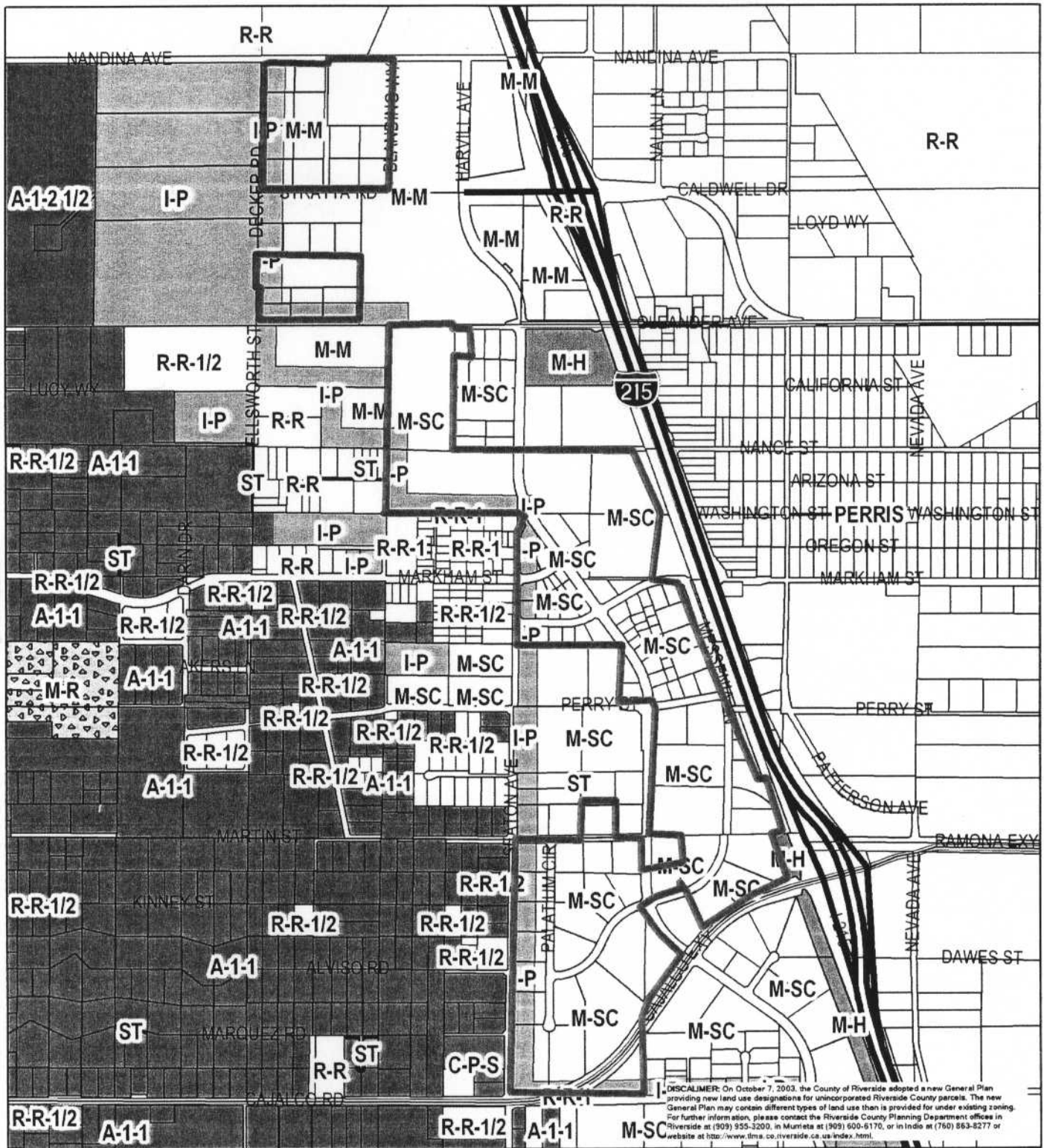
### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: **March/North Perris**  
Township/Range: T4SR4W  
SECTION: 1, 2, & 12



ASSESSORS 314-26  
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**SP00341**  
**EXISTING ZONING**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

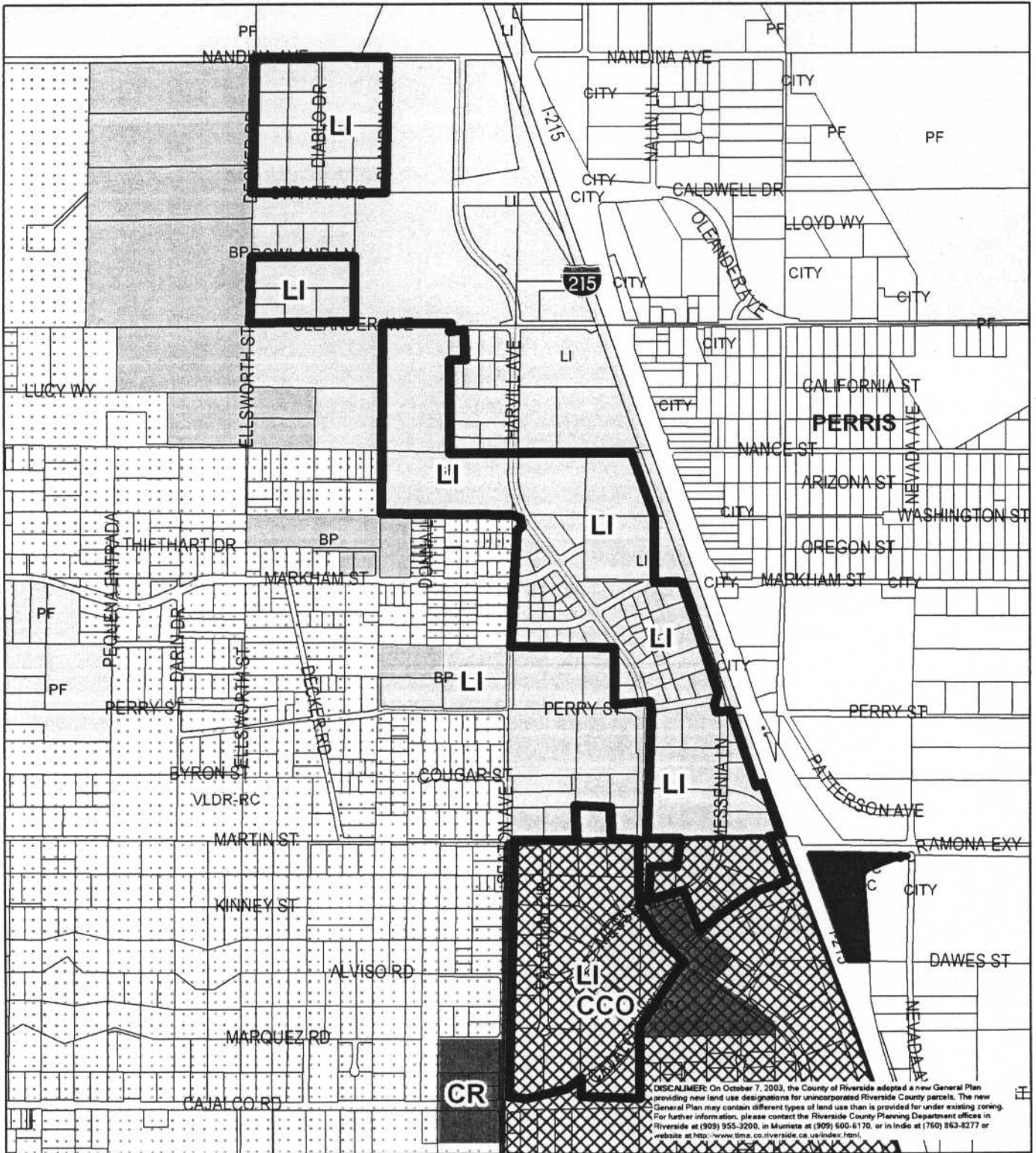
Zone  
District: **March/North Perris**

Township/Range: T4SR4W  
Section : 1, 2, & 12



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**SP00314**  
 General Plan

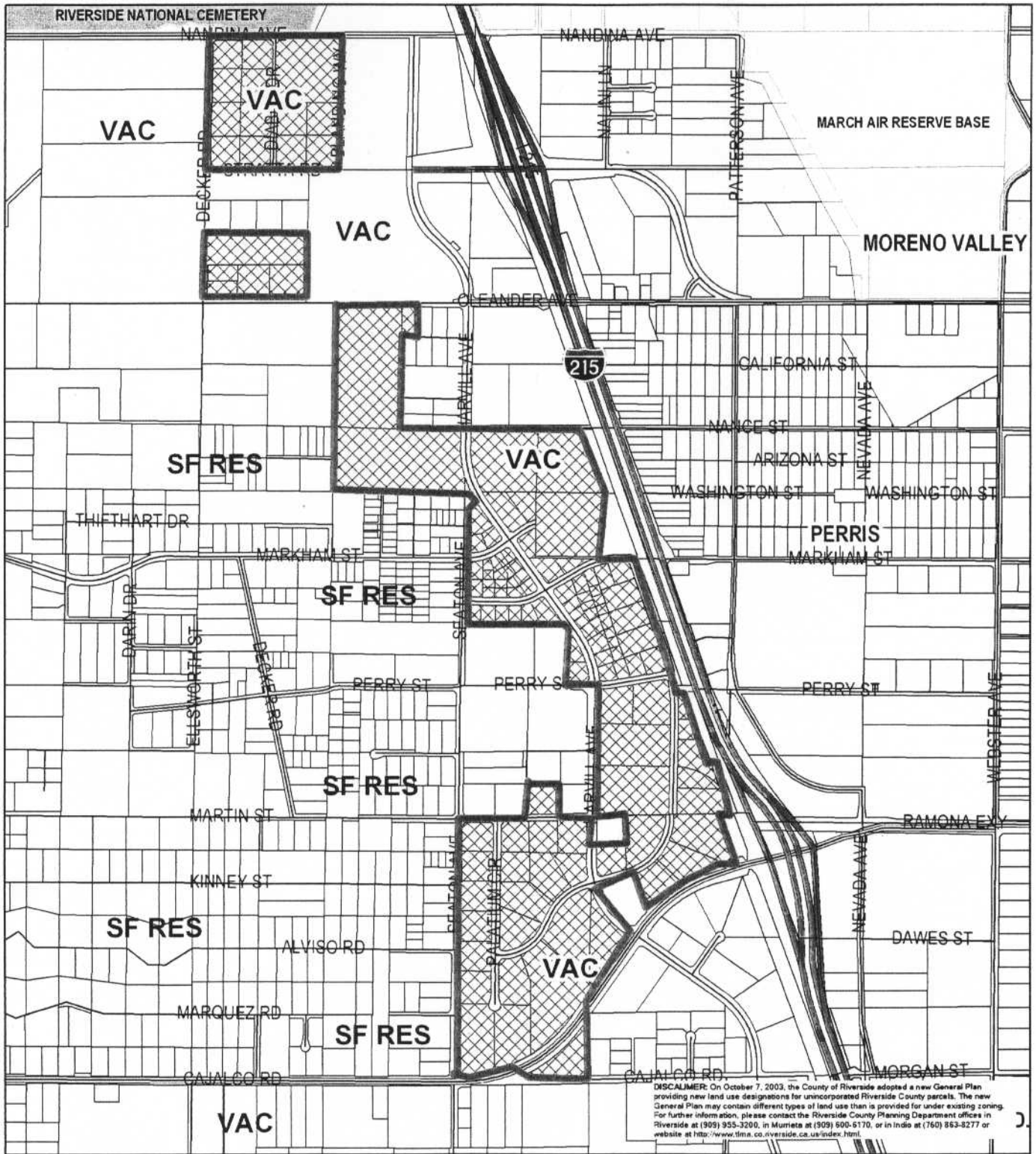


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **March/North Perris**  
 Township/Range: T4SR4W  
 Section : 1, 2, & 12



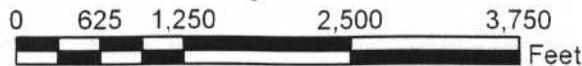
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DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tima.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **March/North Perris**  
 Township/Range: T4SR4W  
 Section : 1-2 12



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