
II. SUMMARY

A. PROJECT SUMMARY

1. PROJECT LOCATION

The MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN (SP 341) project site is located on approximately 325 gross acres, within the Mead Valley area of unincorporated Riverside County, California. (See *Figure II-1, Regional Map.*) The Mead Valley community is characterized by rural and semi-rural land uses, including agricultural, residential, commercial and industrial uses. The project site is irregularly shaped consisting of contiguous and non-contiguous vacant parcels located north of Cajalco Expressway, south of Nandina Avenue, west of the Interstate 215 freeway and east of Decker Road, Beck Street and Seaton Road. (See *Figure II-2, Vicinity Map.*)

2. SITE DESCRIPTION

The topography of the project site is generally flat, sloping gently from west to east. The northern portion comprises two small tracts of land consisting of relatively level, undeveloped land covered with dense grass and rocky outcrops. The southern portions of the project are characterized by relatively level vacant land, with a few graded building pads present. Most of the project area is covered with dense grasses, although a few of the fields have been recently disked.

Surrounding land uses consists of a mixture of rural 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. (See *Figure II-2, Vicinity Map.*)

3. PROJECT DESCRIPTION

a) Land Use Applications

The proposed MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN project includes the following land use application:

Specific Plan No. 341 includes the land use plan, designation of planning areas, development standards, and design and landscaping guidelines associated with the development of the MAJESTIC FREEWAY BUSINESS CENTER.

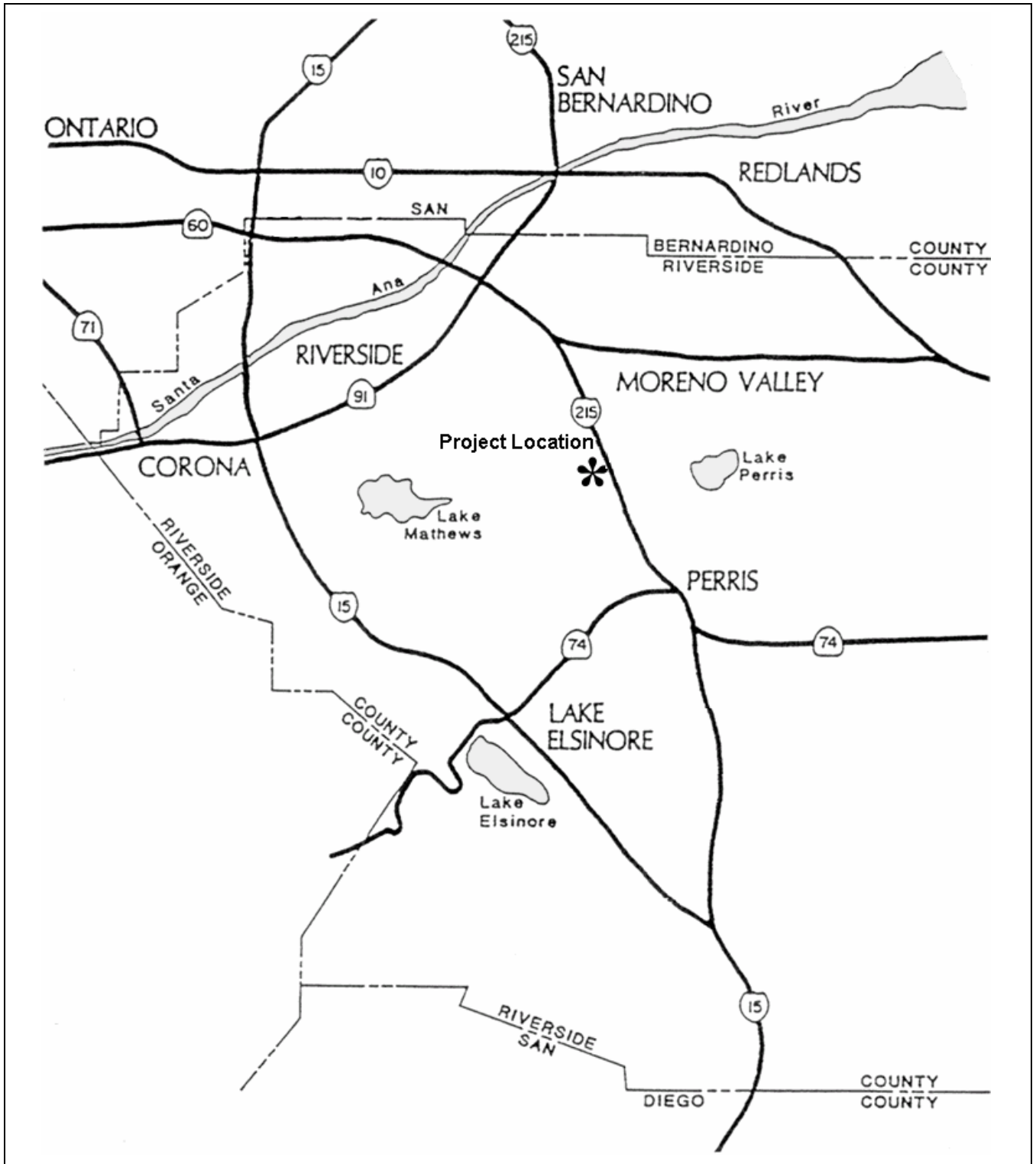
The proposed Majestic Freeway Business Center Specific Plan includes approximately 279.23 acres of light industrial development and approximately 45.77 acres of existing roads. The proposed project is a proposal to construct approximately 6.2 million square feet of light industrial buildings, ranging in size from 25,000 - 1.2 million square feet, for manufacturing, distribution and warehouse uses. The proposed project site consists of properties with existing infrastructure, improved roadways and graded building pad areas. In addition to the proposed industrial development, that portion of the site east of Seaton Avenue, south of Martin Street, west of Harvill Avenue and north of Cajalco Expressway 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 square feet of retail and commercial uses on 72.52 acres in the Community Center overlay area and 4,555,000 square feet 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.

b) Project Objectives

A clear statement of project objectives allows for the analysis of reasonable alternatives to the proposed project. A range of reasonable alternatives, both on- and off-site, that would feasibly attain most of the basic project objectives, while avoiding or substantially lessening the significant effects of the project, must be analyzed per CEQA Guidelines Section 15126.6. The overall intent of the Majestic Freeway Business Center Specific Plan is to provide a development plan for light industrial and warehouse/distribution uses, with optional commercial/retail uses, within a portion of Community Facilities District 88-8 in the Mead Valley area of Riverside County. To achieve this intent, the following are the basic development objectives of the MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN:

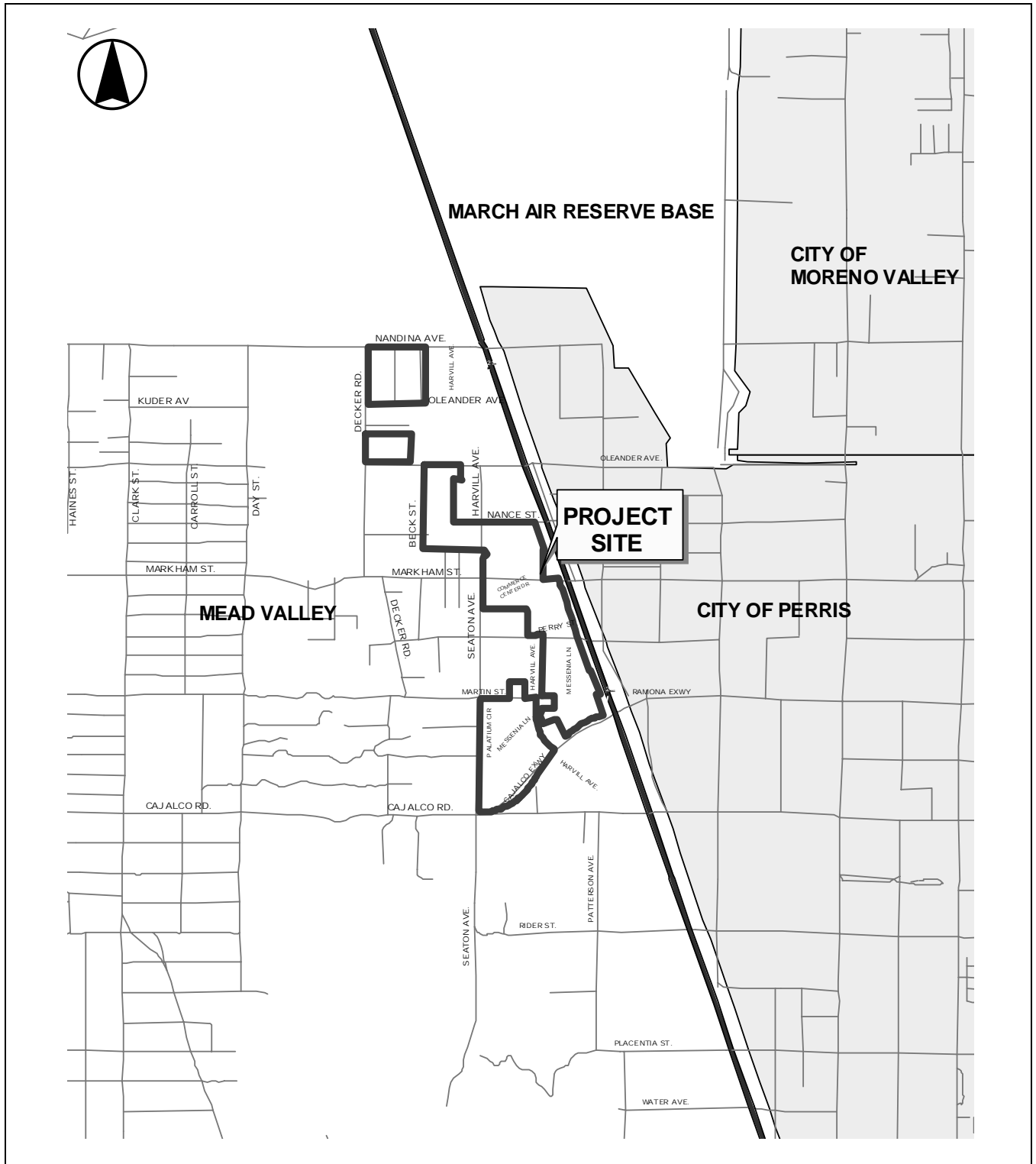
1. To restore the financial health of Community Facilities District (CFD) 88-8 and cure all defaults on bonds issued by CFD 88-8.
2. To provide 6.2 million square feet of light industrial and warehouse/distribution facilities to serve both intrastate and interstate commerce, subject to the Community Center Overlay discussed below.
3. To maintain the option of developing the area south of Martin Street in conformance with the Community Center Overlay.
4. To locate warehouse/distribution and light industrial facilities immediately adjacent to the Interstate 215 transportation corridor in a location with direct off-ramp and on-ramp access to limit truck traffic on local streets.
5. To implement Riverside County General Plan land use designations and policies by placing the facilities on Light Industrial designated land throughout the site.

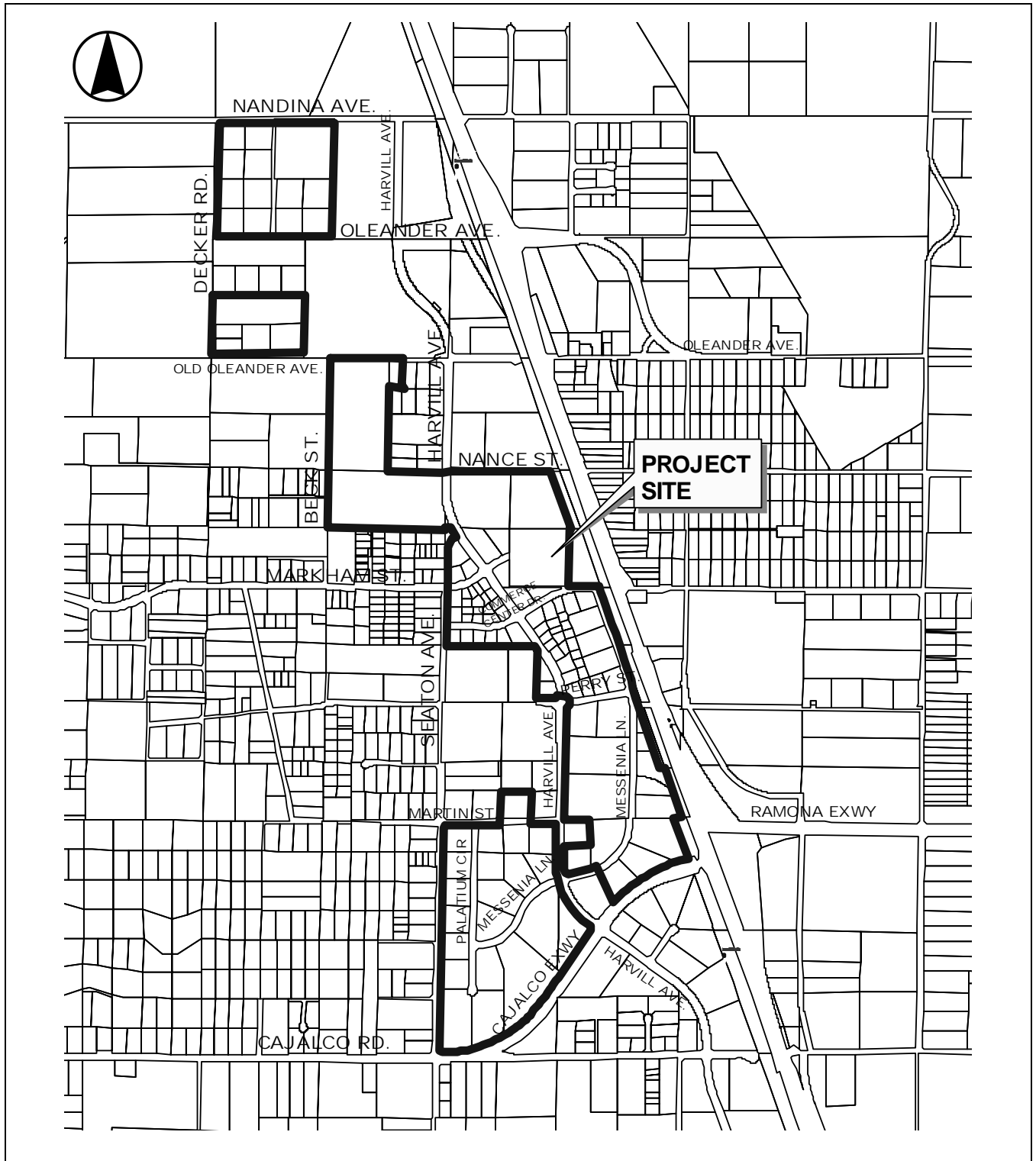
6. To promote jobs/housing balance in the Interstate 215 corridor area, which is considered to be housing-rich and job-poor, through the creation of additional jobs.
7. To implement certain goals and objectives of the Redevelopment Plan for the Mead Valley Sub-Area of the Interstate 215 corridor including:
 - a. Effectuate expansion of the area's commercial base and local employment opportunities.
 - b. Promote the improvement and centralization of industrial area and/or enhance and expand retail services in the project area.
 - c. Assist in the elimination of physical and economic blighting conditions in the project area.

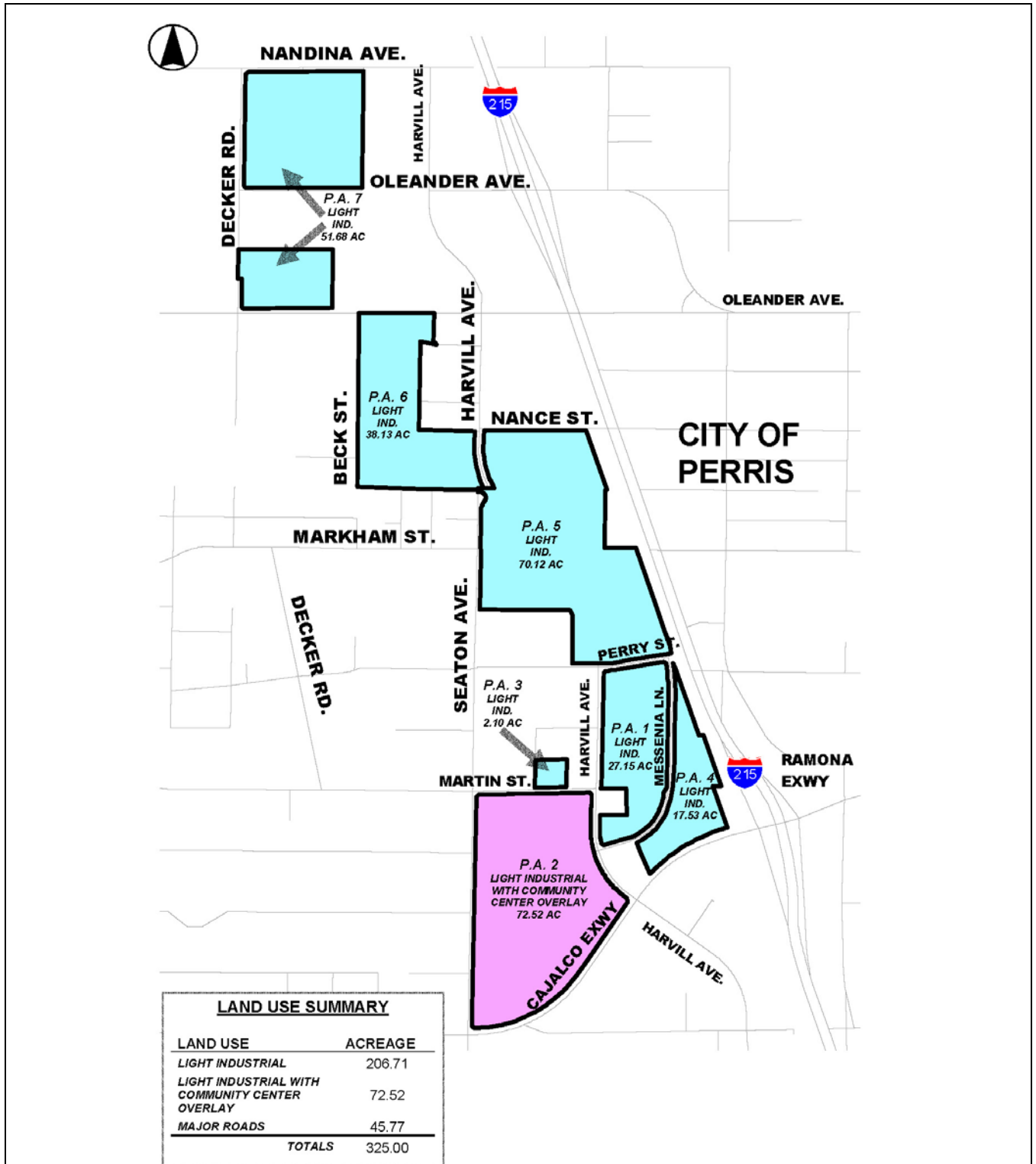


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Figure II-1
Regional Location
Majestic Freeway Business Center







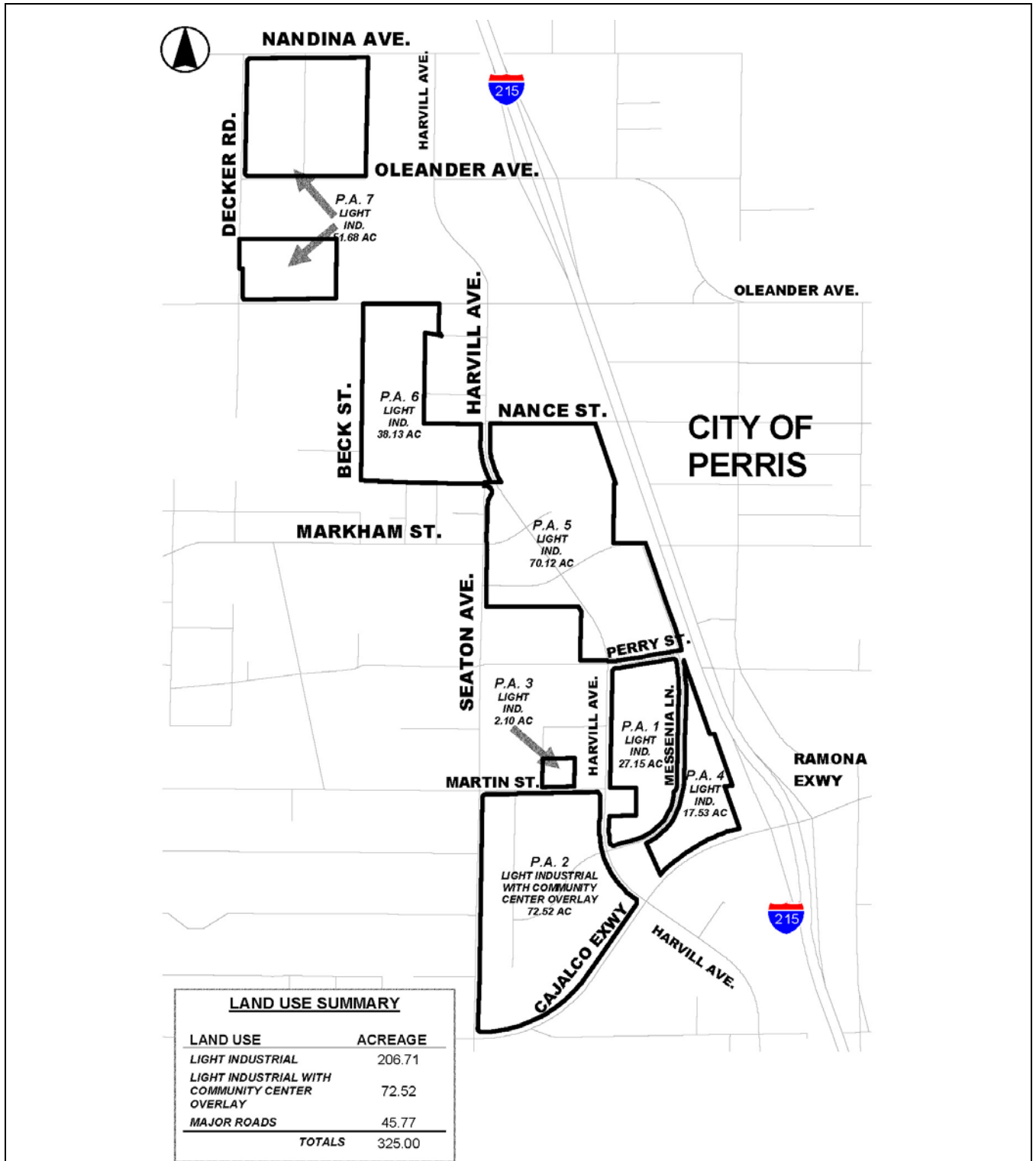


Figure II-5
Land Use Plan (Black & White)
Majestic Freeway Business Center

Table II-1, Land Use Summary

LAND USE	PLANNING AREA	ACREAGE
LIGHT INDUSTRIAL		
	1	27.15
	3	2.10
	4	17.53
	5	70.12
	6	38.13
	7	51.68
SUBTOTAL		206.71
LIGHT INDUSTRIAL WITH COMMUNITY CENTER OVERLAY		
	2	72.52
SUBTOTAL		72.52
MAJOR ROADS		45.77
TOTAL		325.00