

Notice of Section 401 Application Reception

File Number: 332022-34

Project Name: Alessandro Boulevard Commercial Development Project

Received: 12/09/2022

Date Posted: 12/13/2022

End of 21 Day Public Comment Period: 1/3/2023

Project City: Riverside

Project County: Riverside

Applicant Organization: OZY Alessandro LLC

Applicant Name: Yong Nam

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The Project's purpose is to construct a commercial development on a 9.35 acre site that is currently undeveloped. The Project will offer services similar to existing adjacent developments and is expected to promote economic growth within the Sycamore Canyon Business Park area.

Project Activities: The proposed 8.82 acre commercial development will consist of a single 115,526 square-foot (sqft) concrete tilt-up warehouse building, comprised of approximately 109,126 sqft of warehouse space, approximately 3,200 sqft of 1st floor office space, 3,200 sqft of second floor office space, 16 dock doors, auto and trailer parking, a detention basin, drive aisles, 20-foot wide fire lanes, screen walls, metal entrance gates, a trash enclosure area, exterior ancillary lighting, signage, landscaping, and utility improvements. The office area is planned for the northwest portion of the warehouse building. Primary access to the commercial development would be provided via existing driveway off Alessandro Boulevard that would be widened to 47 feet and extended to reach the new development while continuing to provide access to the adjacent development to the east. The adjacent development currently houses a carwash, which is within the proposed driveway extension. To accommodate the extended driveway, the carwash would be removed. The development also includes a parking lot that will be constructed to the southwest of the warehouse. All previously required mitigation has been purchased through Riverpark mitigation bank at 2:1 ratio (mitigation to impact).