Notice of Preparation

June 4, 2019

To: Reviewing Agencies
Re: Oleander Business Park Project
SCH# 2019060002

Attached for your review and comment is the Notice of Preparation (NOP) for the Oleander Business Park Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Tim Wheeler
Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92501

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: https://ceqanet.opr.ca.gov/2019060002/2.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

c: Lead Agency
NOP Distribution List

Resources Agency
- Resources Agency
  - Nadell Gayou
- Dept. of Boating & Waterways
  - Denise Peterson
- California Coastal Commission
  - Allyson Hitt
- Colorado River Board
  - Elsa Contreras
- Dept. of Conservation
  - Tina Chan
- Cal Fire
  - Dan Foster
- Central Valley Flood Protection Board
  - James Herota
- Office of Historic Preservation
  - Ron Parsons
- Dept. of Parks & Recreation
  - Environmental Stewardship Section
- S.F. Bay Conservation & Dev't Comm.
  - Steve Goldbeck
- Dept. of Water Resources
  - Resources Agency
    - Nadell Gayou

Fish and Wildlife
- Dept. of Fish & Wildlife
  - Scott Flint
- Environmental Services Division
- Fish & Wildlife Region 1
  - Curt Babcock
- Fish & Wildlife Region 1E
  - Laurie Harnsberger
- Fish & Wildlife Region 2
  - Jeff Drongesen
- Fish & Wildlife Region 3
  - Craig Weightman

Other Departments
- California Department of Education
  - Lesley Taylor
- OES (Office of Emergency Services)
  - Monique Wilber
- Food & Agriculture
  - Sandra Schubert
  - Dept. of Food and Agriculture
- Dept. of General Services
  - Cathy Buck
  - Environmental Services Section
- Housing & Comm. Dev.
  - CEQA Coordinator
  - Housing Policy Division

Independent Commissions, Boards
- Delta Protection Commission
  - Erik Vink
- Delta Stewardship Council
  - Anthony Navasero
- California Energy Commission
  - Eric Knight

County: Riverside

Native American Heritage Comm.
- Debbie Treadway
- Phil Crimmins
- HQ LD-IGR
- Christian Bushong
- California Highway Patrol
  - Suzann Ikeuchi
  - Office of Special Projects

Dept. of Transportation
- Caltrans - Division of Aeronautics
  - Rex Jackman
  - Marcelino Gonzalez
  - Larry Newland
  - Michael Navarro
  - Larry Newland
  - Dianna Watson
- Caltrans, District 8
  - Mark Roberts

Cal State Transportation Agency CalSTA

Caltrans, District 9
- Gayle Rosander
- Caltrans, District 10
- Tom Dumas
- Caltrans, District 11
- Jacob Armstrong
- Caltrans, District 12
- Maureen El Harake

Cal EPA
- Air Resources Board
- Jack Wursten
- Transportation Projects
  - Nesanami Kalandiyur
- Industrial/Energy Projects
  - Mike Tollstrup
- California Department of Resources, Recycling & Recovery
  - Kevin Taylor/Jeff Esquivel
- State Water Resources Control Board
  - Regional Programs Unit
  - Division of Financial Assistance
- State Water Resources Control Board
  - Cindy Forbes – Asst Deputy
  - Division of Drinking Water
- State Water Resources Control Board
  - Div. Drinking Water #
- State Water Resources Control Board
  - Student Intern, 401 Water Quality Certification Unit
  - Division of Water Quality
- State Water Resources Control Board
  - Phil Crader
  - Division of Water Rights
- Dept. of Toxic Substances Control Reg. #
  - CEQA Tracking Center
- Department of Pesticide Regulation
  - CEQA Coordinator

SCH#
- 2019060002

Regional Water Quality Control Board (RWQCB)
- RWQCB 1
  - Cathleen Hudson
  - North Coast Region (1)

RWQCB 2
- Environmental Document Coordinator
- San Francisco Bay Region (2)

RWQCB 3
- Central Coast Region (3)

RWQCB 4
- Teresa Rodgers
- Los Angeles Region (4)

RWQCB 5
- Central Valley Region (5)
  - RWQCB 5F
    - Central Valley Region (5)
    - Fresno Branch Office

RWQCB 6
- Lahontan Region (6)

RWQCB 6V
- Lahontan Region (6)
  - Victorville Branch Office

RWQCB 7
- Colorado River Basin Region (7)

RWQCB 8
- Santa Ana Region (8)

RWQCB 9
- San Diego Region (9)

Other
- Other
  - Other
  - Conservancy

Last Updated 5/22/18
Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Oleander Business Park Project
Lead Agency: Riverside County Planning Department
Contact Person: Tim Wheeler
Phone: (951) 955-6060

Mail to:
State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
(916) 445-0613

For Hand Delivery/Street Address:
1400 Tenth Street, Sacramento, CA 95814

Project Location:
County: Riverside
City/Nearest Community: Mead Valley

Cross Streets: Nandina Avenue, Decker Road
Longitude/Latitude (degrees, minutes and seconds):

Assessor's Parcel No.: 295-310-012, 013, 014, 015
Section: 2
Twp.: 3S
Range: 4W
Base: SW
Total Acres: 93.85

Within 2 Miles:
State Hwy #: 1-215

Airports: March Air Reserve Base
Schools: multiple

Document Type:
CEQA: ☑ NOP
D Early Cons
D Neg Dec
D Mit Neg Dec

NEPA:
D NOI
D EA
D Draft EIS
D Final Document
D Annexation
D Rezone
D Prezone
D Use Permit
D Land Division (Subdivision, etc.)
D Coastal Permit
D Redevelopment
D Other:

Local Action Type:
D General Plan Update
D General Plan Amendment
D General Plan Element
D Community Plan
D Specific Plan
D Master Plan
D Planned Unit Development
D Site Plan
D Rezone
D Prezone
D Use Permit
D Land Division (Subdivision, etc.)
D Annexation
D Rezone
D Prezone
D Use Permit
D Land Division (Subdivision, etc.)
D Other:

Development Type:
D Residential: Units __ Acres __
D Office: Sq.ft. __ Acres __ Employees __
D Commercial: Sq.ft. __ Acres __ Employees __
D Industrial: Sq.ft. 710,736 Acres 93.85 Employees __
D Educational: __
D Recreational: __
D Water Facilities: Type __
D Transportation: Type __
D Mining: Mineral __
D Power: Type __ MW __
D Waste Treatment: Type __ MGD __
D Hazardous Waste: Type __
D Other:

Project Issues Discussed in Document:
D Aesthetic/Visual
D Agricultural Land
D Air Quality
D Archeological/Historical
D Biological Resources
D Coastal Zone
D Drainage/Absorption
D Economic/Jobs
D Fiscal
D Flood Plain/Flooding
D Forest Land/Fire Hazard
D Geologic/Seismic
D Minerals
D Noise
D Population/Housing Balance
D Public Services/Facilities
D Recreation/Parks
D Schools/Universities
D Septic Systems
D Sewer Capacity
D Soil Erosion/Compaction/Grading
D Solid Waste
D Toxic/Hazardous
D Traffic/Circulation
D Vegetation
D Water Quality
D Water Supply/Groundwater
D Wetland/Riparian
D Growth Inducement
D Land Use
D Cumulative Effects
D Other: Greenhouse Gas

Present Land Use/Zoning/General Plan Designation:
Zoning: Industrial Park (I-P) // General Plan: Business Park

Project Description: (please use a separate page if necessary)
The Oleander Business Park Project (Project) proposes construction and operation of approximately 710,736 square feet of light industrial 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 (18.50 acres) will be developed with approximately 363,367 square feet of light industrial uses. Parcel 2 (approximately 17.26 acres) will be developed with approximately 347,369 square feet of light industrial uses. Parcels 3 and 4, totaling approximately 58.09 acres will remain vacant.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

___ Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
___ Caltrans District #
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
___ Fish & Game Region #
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
___ Native American Heritage Commission
___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
___ Regional WQCB #
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
___ Water Resources, Department of
___ Other:
___ Other:

Local Public Review Period (to be filled in by lead agency)

Starting Date: June 6, 2019
Ending Date: July 20, 2019

Lead Agency (Complete if applicable):

Address: 11762 De Palma Road, 1-C 310
City/State/Zip: Corona, CA 92883
Contact: Ross Geller
Phone: 909-937-0333

Applicant: Sares Regis Group
Address: 18802 Bardeen Avenue
City/State/Zip: Irvine, CA 92612
Phone: (949) 809-2414

Signature of Lead Agency Representative: [Signature]
Date: [Date]