



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: April 7, 2022

STATE CLEARINGHOUSE NO.: 2020040325

PROJECT NO. AND NAME: Stoneridge Commerce Center (GPA190008; SP00239A01; and CZ1900024)

From: Riverside County Planning Department
Contact Person: Russell Brady, Contract Planner
Phone: (951) 955-3025

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. on May 23, 2022

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2020120546, for the project as described below.

Project Location: South of the Ramona Expressway, north of Nuevo Road, east of Foothill Drive, and west of the future extension of Menifee Road in unincorporated Riverside County. Assessor's Parcel Numbers (APNs) 307-070-003, 307-080-(005, 006, 008), 307-090-(001, 002, 004, 005, 006), 307-100-(001, 003, 004, 005), 307-110-(003, 007, 008), 307-220-001, and 307-230-(019, 020).

Project Description: The Project as evaluated in the Stoneridge Commerce Center EIR includes two separate land use plans for the 582.6-acre Project site. The "Primary Land Use Plan" anticipates that the Project would be constructed with Ramona Expressway providing primary access from the north and Nuevo Road providing access from the south, and that the site would be developed with up to 3888.5 acres of Light Industrial land uses, 49.1 acres of Business Park land uses, 8.0 acres of Commercial Retail land uses, Open Space – Conservation on 18.1 acres, Open Space – Conservation Habitat on 81.6 acres, and major roadways on 37.3 acres. Pursuant to Amendment No. 1 to Specific Plan No. 239 (SP 239A1), Light Industrial and Business Park land uses may be developed at a Floor Area Ratio (FAR) up to 0.50, while Commercial Retail land uses can be developed at a FAR up to 0.35. However, the Riverside County Transportation Commission (RCTC) is currently planning the construction of a regional transportation facility, the "Mid-County Parkway (MCP)," a segment of which, along with an interchange, are planned to traverse the northwestern portions of the Project site. The MCP is a long-range transportation improvement by RCTC; however, the RCTC has not secured or identified funding for the segment of the MCP which traverses the Project area, and therefore the timing of this segment of the MCP and the associated interchange is unknown at this time. In addition, and due to environmental, economic, right of way, or other factors, it is possible that RCTC ultimately may not construct the MCP in this portion of Riverside County. Notwithstanding, the "Alternative Land Use Plan" anticipates that the MCP would be constructed through the northwest portions of the site, in which case the site would be developed with 388.5 acres of Light Industrial land uses, 51.5 acres of Business Park land uses (of which 8.5 acres would be within the alignment of the MCP and would not be developed with Business Park land uses), 8.5 acres of Commercial Retail land uses (of which 0.2 acre would occur within the alignment of the MCP and would not be developed with Commercial Retail land uses), 18.1 acres of Open Space – Conservation, 81.6

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acres of Open Space – Conservation Habitat, and 34.4 acres of major roadways. As with the Primary Land Use Plan, the Alternative Land Use Plan would allow for development of Light Industrial and Business Park uses at a maximum FAR of 0.50, while Commercial Retail land uses could be developed at a maximum FAR of 0.35. Thus, in order to accommodate both the potential for the future construction of the MCP while also providing for development of the site in the event the MCP is not constructed as currently planned by RCTC, the two land use concepts are evaluated for the site throughout the Stoneridge Commerce Center EIR at an equal level of detail.

Document Availability: Copies of Project documents, the Draft Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (<https://planning.rctlma.org/>). Additionally, USBs containing the Draft EIR and Technical Appendices will be provided to the following libraries for public review:

- Nuview Branch Library, 29990 Lakeview Avenue, Nuevo, CA 92567
Hours: Sunday: Closed. Monday: 1:00 pm-7:00 pm. Tuesday: 1:00 pm-7:00 pm. Wednesday: 10:00 am-6:00 pm. Thursday: 1:00 pm-6:00 pm.
- Perris Branch Library, 163 E San Jacinto Ave., Perris, CA 92570
Hours: Monday, Thursday, Friday, Saturday: 10:00 am - 6:00 pm; Tuesday, Wednesday: 12:00 pm-8:00 pm; Sunday: 1:00 pm - 5:00 pm.

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **April 8, 2022** and ending **May 23, 2022**. The County of Riverside is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM May 23, 2022**.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document. The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Russell Brady, Contract Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to rbrady@rivco.org.

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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