



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: January 25, 2024

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 March 11, 2024

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 Recirculated Draft Environmental Impact Report (RDEIR), 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 Project's RDEIR includes applications for the first amendment to the Stoneridge Specific Plan No. 239 (SP 239A1), a General Plan Amendment (GPA 190008), and Change of Zone (CZ 1900024). The Project evaluated in the RDEIR consists of two separate land use alternatives for the 582.6-acre site, both of which are evaluated at an equal level of detail in the RDEIR. Two alternatives are considered because the Riverside County Transportation Commission (RCTC) is currently planning for construction of a regional transportation facility, the "Mid-County Parkway" (MCP). A portion of the MCP is currently planned to traverse the northwestern portions of the Project site. It is currently not known when or if the MCP would be constructed by RCTC; thus, the "Primary Land Use Plan" anticipates that the MCP would not be constructed through the property, in which case the site would be developed with up to 7,350,000 s.f. of Light Industrial land uses on 388.5 acres, 1,069,398 s.f. of Business Park land uses on 49.1 acres, 121,968 s.f. of Commercial Retail on 8.0 acres, Open Space – Conservation on 18.1 acres, Open Space – Conservation Habitat on 81.6 acres, and major roadways on 37.3 acres. 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 7,350,000 s.f. of Light Industrial land uses on 388.5 acres, 936,540 s.f. of Business Park land uses on 51.5 acres, 126,542 s.f. of Commercial Retail land uses on 8.5 acres, 18.1 acres of Open Space – Conservation, 81.6 acres of Open Space – Conservation Habitat, and 34.4 acres of major roadways. For purposes of analysis throughout the Project's RDEIR, the "Primary Land Use Plan" is the preferred and primary land use plan for the proposed Project. The "Alternative Land Use Plan" only would be implemented in the event that the RCTC constructs the MCP through the northernmost portions of the Project site.

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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/ceqa-environmental-noticing>).

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 **January 25, 2024** and ending **March 11, 2024**. 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 March 11, 2024**.

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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