



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Director

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: November 30, 2022

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Thousand Palms community of unincorporated Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Thousand Palms Warehouse – General Plan Amendment No. 220004 (GPA 220004), Change of Zone No. 2200013 (CZ 2200013), and Plot Plan No. 220022 (PPT 220022)

PROJECT LOCATION AND DESCRIPTION: The proposed Project consists of applications for GPA 220004, CZ 2200013, and PPT 220022 to allow for the development of a 1,238,992 s.f. warehouse building and an Imperial Irrigation District (IID) joint electric substation on an 83.0-acre property located at the northeast corner of Rio Del Sol and 30th Avenue in the Thousand Palms community of unincorporated Riverside County. Proposed GPA 220004 would change the General Plan land use designation on the eastern +/- half of the property from "Medium Density Residential (MDR)" to "Light Industrial (LI)." Proposed CZ 2200013 would change the zoning classification for the eastern +/- half of the property from "Residential – Agriculture (R-A)" to "Manufacturing – Service Commercial (M-SC)." PPT 220022 is proposed to allow for development of the property with a 1,238,992 s.f. warehouse building that includes 20,000 s.f. of office uses at the four corners of the proposed building and 1,218,992 s.f. of warehouse space. A total of 212 truck docking doors are proposed, with 106 dock doors facing north and 106 dock doors facing south. Access to the Project site would be accommodated by two driveways connecting with Rio Del Sol and one driveway connecting with 30th Avenue. An IID joint electric substation is proposed in the southeastern corner of the site. Off-site, improvements would occur to Rio Del Sol, 30th Avenue, and Robert Road, and utility poles with overhead lines would be installed to connect the proposed on-site IID electric substation with the electrical grid. Several potential alignments for the off-site utility poles and overhead lines are under consideration by IID, all of which will be studied in the EIR. Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Adoption by resolution of General Plan Amendment No. 220004
2. Adoption by ordinance of Change of Zone No. 2200013
3. Adoption by resolution of Plot Plan No. 220022

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Russell Brady, Project Planner

PROJECT SPONSOR:

Applicant: Majestic Realty Co.
Attn: Phillip Brown
Address: 13191 Crossroads Pkwy., 6th Floor
City of Industry, CA 91746-3497

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

SCOPE OF ANALYSIS: It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

PUBLIC SCOPING MEETING: A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; as well as inform the public of the nature and extent of the proposed project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter
DATE OF SCOPING SESSION: December 12, 2022

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

If you have any questions please contact Russell Brady, Project Planner at (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Russell Brady, Project Planner for John Hildebrand, Planning Director

Attachments:

- Vicinity Map
- USGS Map
- Proposed PPT 220022 Site Plan
- Project Site & Off-Site Improvement Areas, Including All Potential IID Utility Line Alignments