



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Director

## Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: November 28, 2022

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Mead Valley Area Plan of 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:** Rider and Patterson Business Center – General Plan Amendment No. 220003 (GPA220003), Change of Zone No. 2200003 (CZ2200003), Tentative Parcel Map No. 38337 (TPM38337), and Plot Plan No. 220004 (PPT220004)

**PROJECT LOCATION AND DESCRIPTION:** The proposed Project consists of applications for a General Plan Amendment (GPA220003), Change of Zone (CZ2200003), Tentative Parcel Map (TPM38337) and a Plot Plan (PPT220004) for a ±40.88-acre property located at the southwest corner of Rider Street and Patterson Avenue in the Mead Valley community of unincorporated Riverside County.

GPA220003 is a proposal to change the General Plan land use designation of ±36.0 acres of the property from "Community Development – Medium Density Residential (CD-MDR)" to "Community Development – Light Industrial (LI)." CZ2200003 is a proposal to change the zoning classification of ±36.0 acres of the property from "One-Family Dwellings (R-1)," "Light Agriculture (A-1-1)," and "Rural Residential (R-R-1)" to "Industrial Park (I-P)." TPM38337 is a proposal to consolidate the existing eight parcels into one ±36.0-acre parcel (Parcel 1), three residential parcels (Lot A (±1.16 acres), Lot C (±0.21 acres), and Lot E (±0.23 acres), and two parcels to accommodate roadway cul-de-sacs (Lot B [±0.23 acres]; Wildwood Lane) and Lot D (± 0.20 acres; Sunny Canyon Street)). The remaining site acreage (±2.85 acres) would be dedicated to the County for public road improvements along the Project site's frontages with Rider Street, Patterson Avenue, and Walnut Street. PPT220004 is a proposal to entitle Parcel 1 for development with a 591,203 square-foot shell building, which would include 7,300 square-feet of ground floor office space, 7,300 square-feet of mezzanine office space, and 576,603 square-feet of warehouse space. A total of 84 truck docking doors are proposed, positioned on the northern and southern sides of the building. Approximately 6.0 acres of Parcel 1 along the western parcel boundary would consist of a landscaped berm forming a buffer between the proposed building and an existing residential community to the west. Frontage improvements would occur along Patterson Avenue, Walnut Street, and Rider Street, with a sidewalk and community trail proposed along Patterson Avenue and Walnut Street and a sidewalk proposed along Rider Street. 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. 220003 (GPA220003)
2. Adoption by ordinance of Change of Zone No. 2200003 (CZ2200003)
3. Adoption by resolution of Tentative Parcel Map No. 38337 (TPM38337)
4. Adoption by resolution of Plot Plan No. 220004 (PPT220004)

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-3634  
Attn: Evan Langan, AICP, Principal Planner

**PROJECT SPONSOR:**

Applicant: GCP Capital Properties, LLC  
Attn: Jeremy Mape  
Address: 500 Newport Center Drive, #630  
Newport Beach, CA 92660

Riverside Office · 4080 Lemon Street, 12th Floor  
Riverside, California, 92502-3634  
(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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
*Director*

Pursuant to the CEQA, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an EIR for the above-described Project. The purpose of this notice is to solicit input from your agency as to the scope and content of the information to be included in the EIR. Responses should be submitted to this office as soon as possible, **but not later than January 5, 2023 (thirty [30] days from provision of this notice).**

**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 meeting has been scheduled to include affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons, to solicit input regarding the scope and content of information to be included in the EIR; as well as inform the general 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, and help eliminate from detailed study issues found not to be important. The scoping meeting 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 within the context of analysis pursuant to the CEQA. 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 meeting through revisions to the proposed Project and/or completion of a Final EIR, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

**DATE OF SCOPING MEETING: January 9, 2023**

**TIME OF SCOPING MEETING: 1:30 PM or as soon as possible thereafter**

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 Evan Langan, Principal Planner at (951) 955-3024 or via email at [elangan@rivco.org](mailto:elangan@rivco.org), or go to the County Planning Department's Planning Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Evan Langan, AICP, Principal Planner  
4080 Lemon Street, Riverside, CA 92502-3634

Riverside Office · 4080 Lemon Street, 12th Floor  
Riverside, California, 92502-3634  
(951) 955-3200 · Fax (951) 955-1811

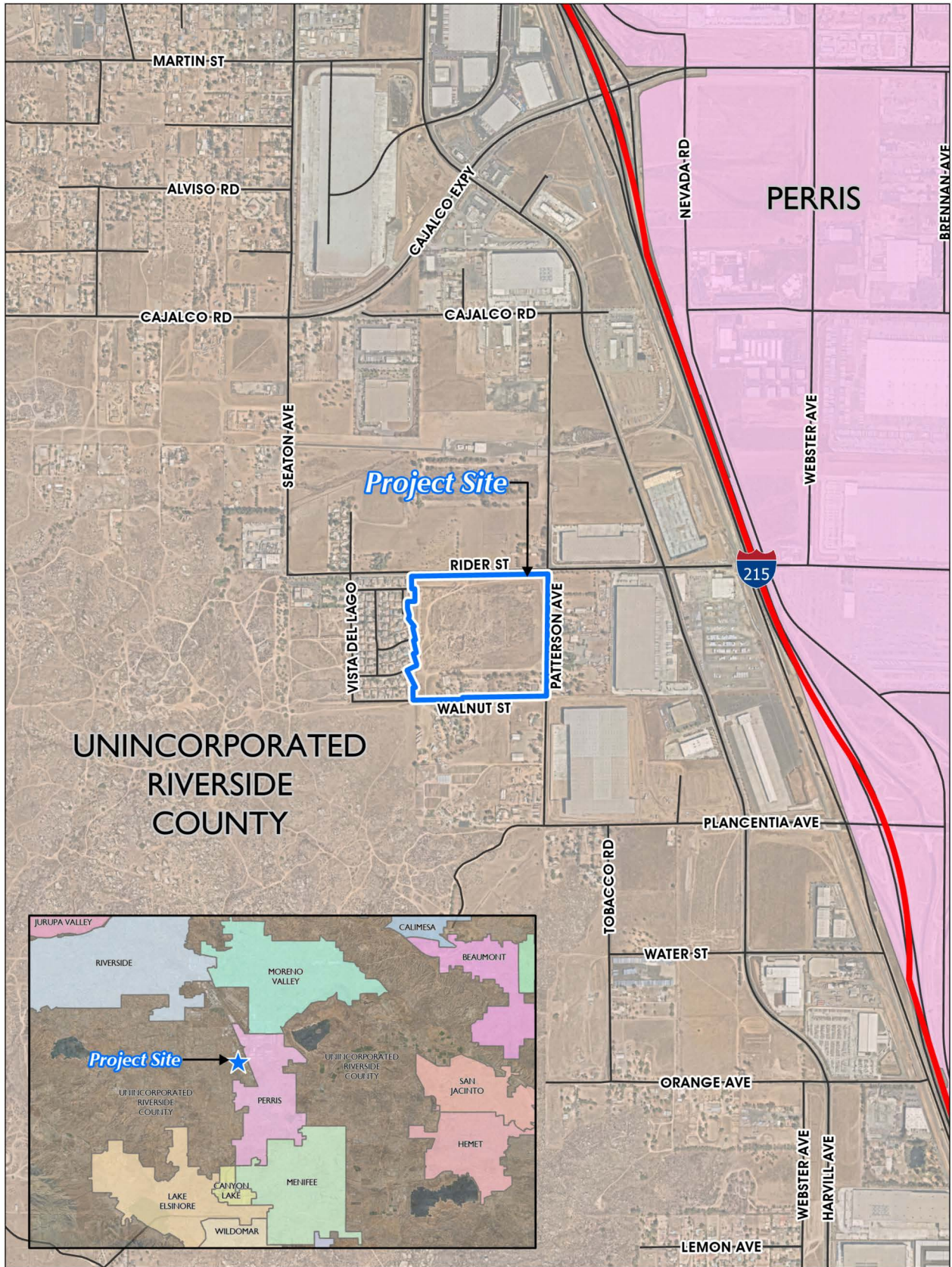
Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California, 92211  
(760) 863-8277 · Fax (760) 863-7555

If you have any questions, please contact Evan Langan, AICP, Principal Planner at (951) 955-3024.  
Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

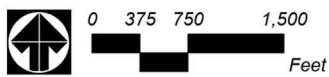
A handwritten signature in black ink, appearing to read "Evan Langan". The signature is written in a cursive, flowing style with a horizontal line underneath the name.

Evan Langan, AICP, Principal Planner for John Hildebrand, Planning Director



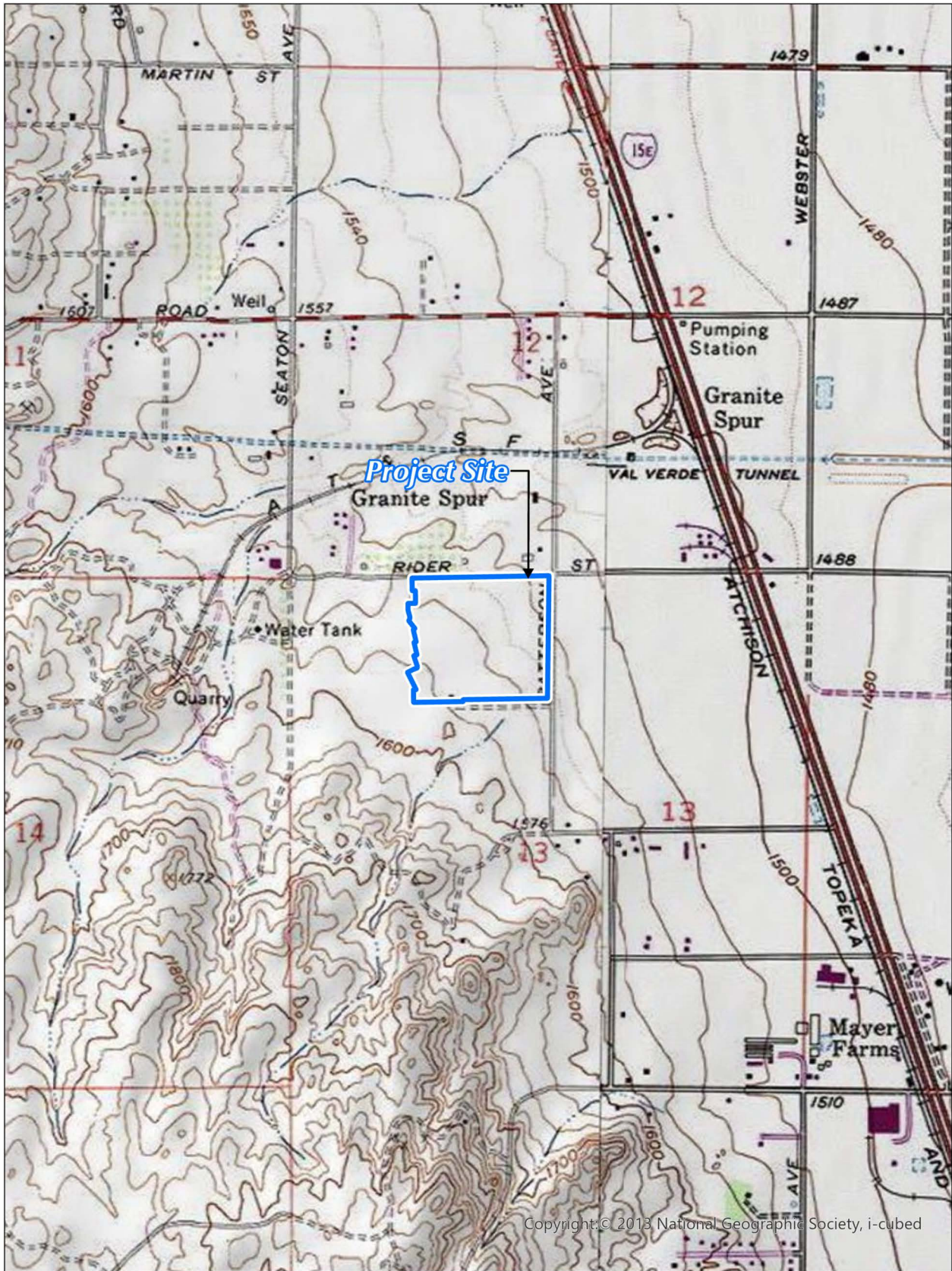
Source(s): ESRI, Nearmap Aerial (2022), RCTLMA (2022)

Figure 1



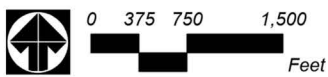
Vicinity Map

Rider & Patterson



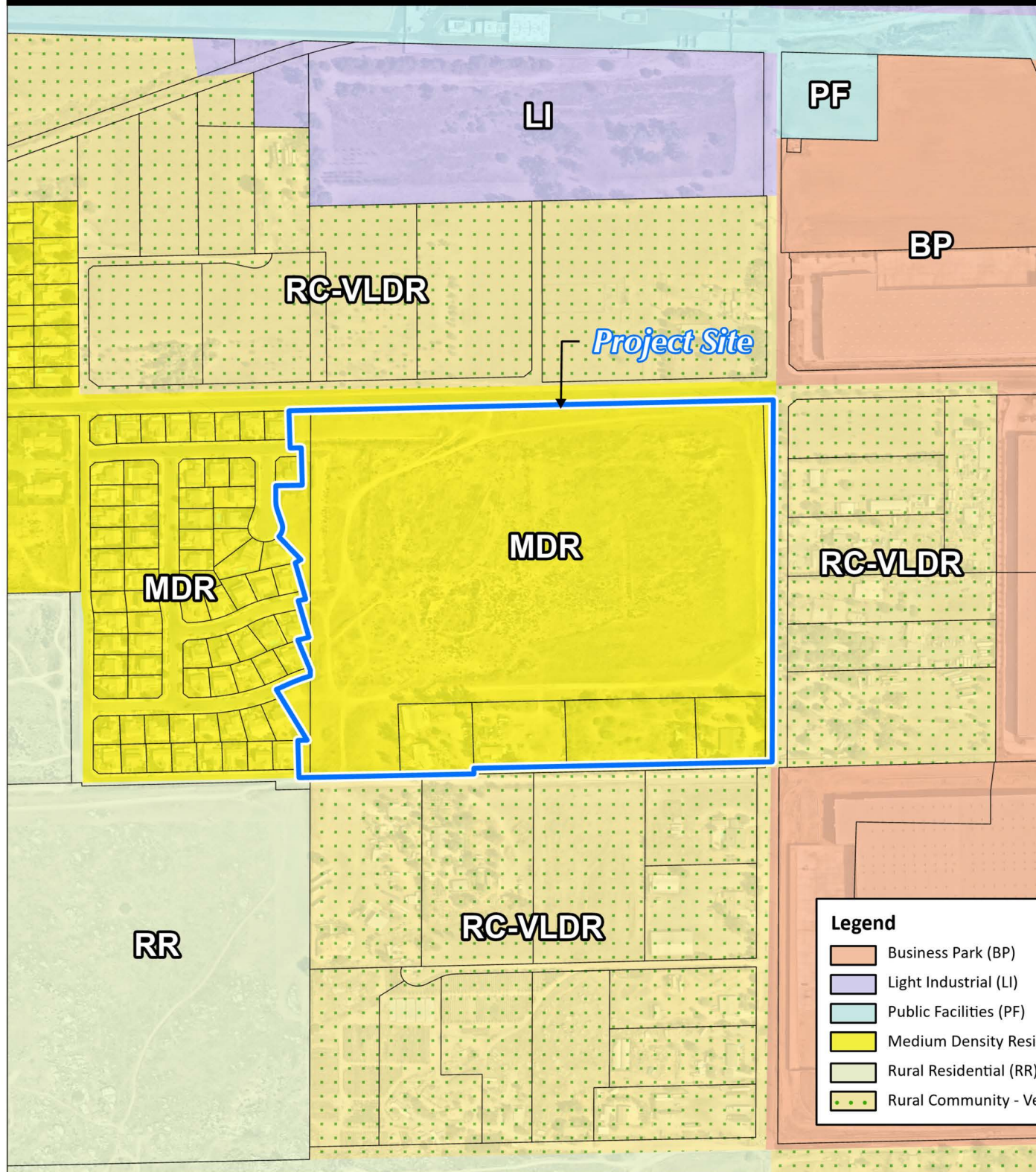
Source(s): ESRI, USGS (2013)

Figure 2

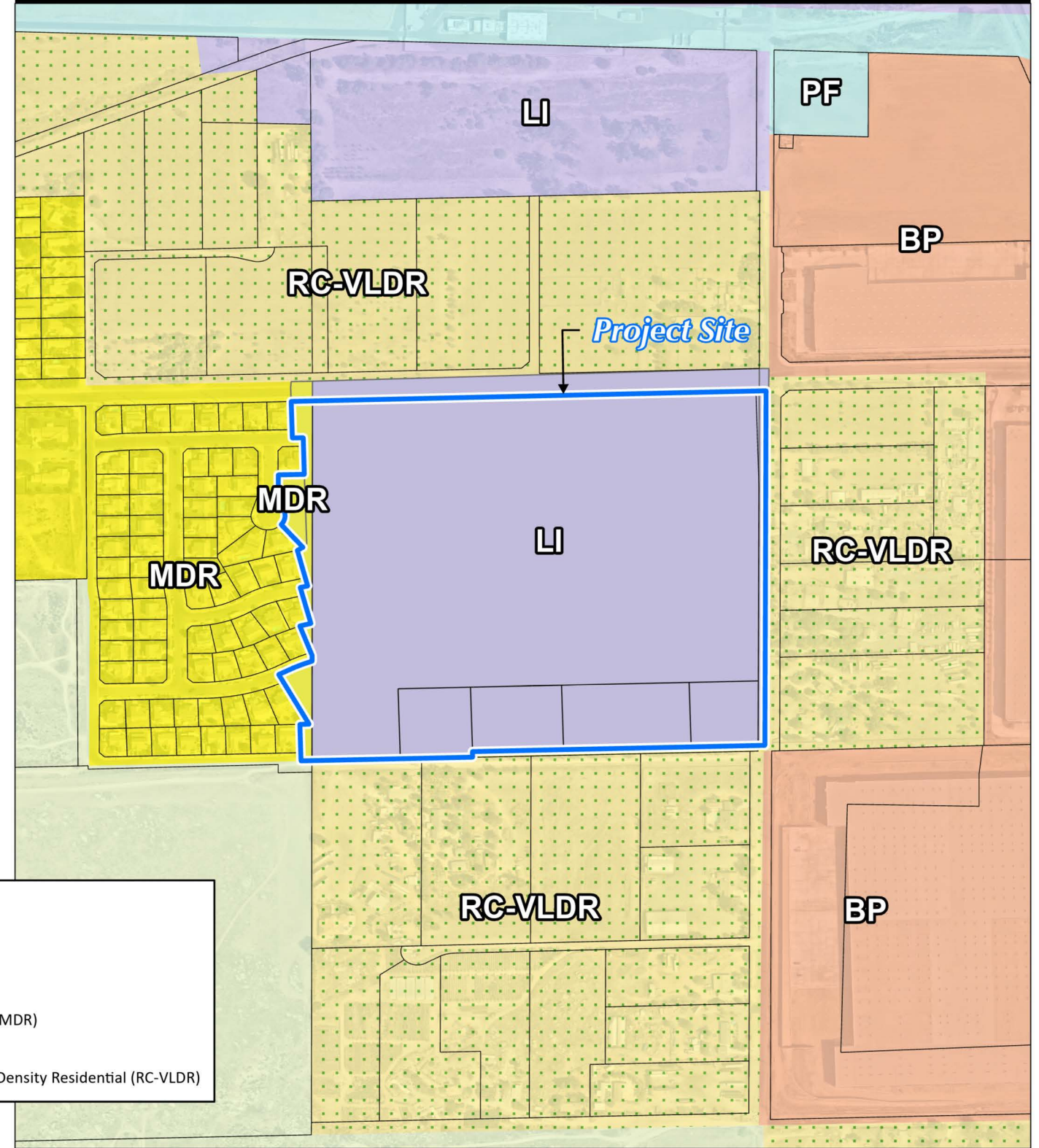


USGS Topographic Quadrangle Map

# EXISTING



# PROPOSED



Legend	
	Business Park (BP)
	Light Industrial (LI)
	Public Facilities (PF)
	Medium Density Residential (MDR)
	Rural Residential (RR)
	Rural Community - Very Low Density Residential (RC-VLDR)

Source(s): ESRI, Nearmap Aerial (2022), RCLMA (2022)

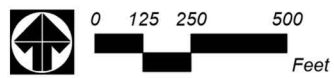
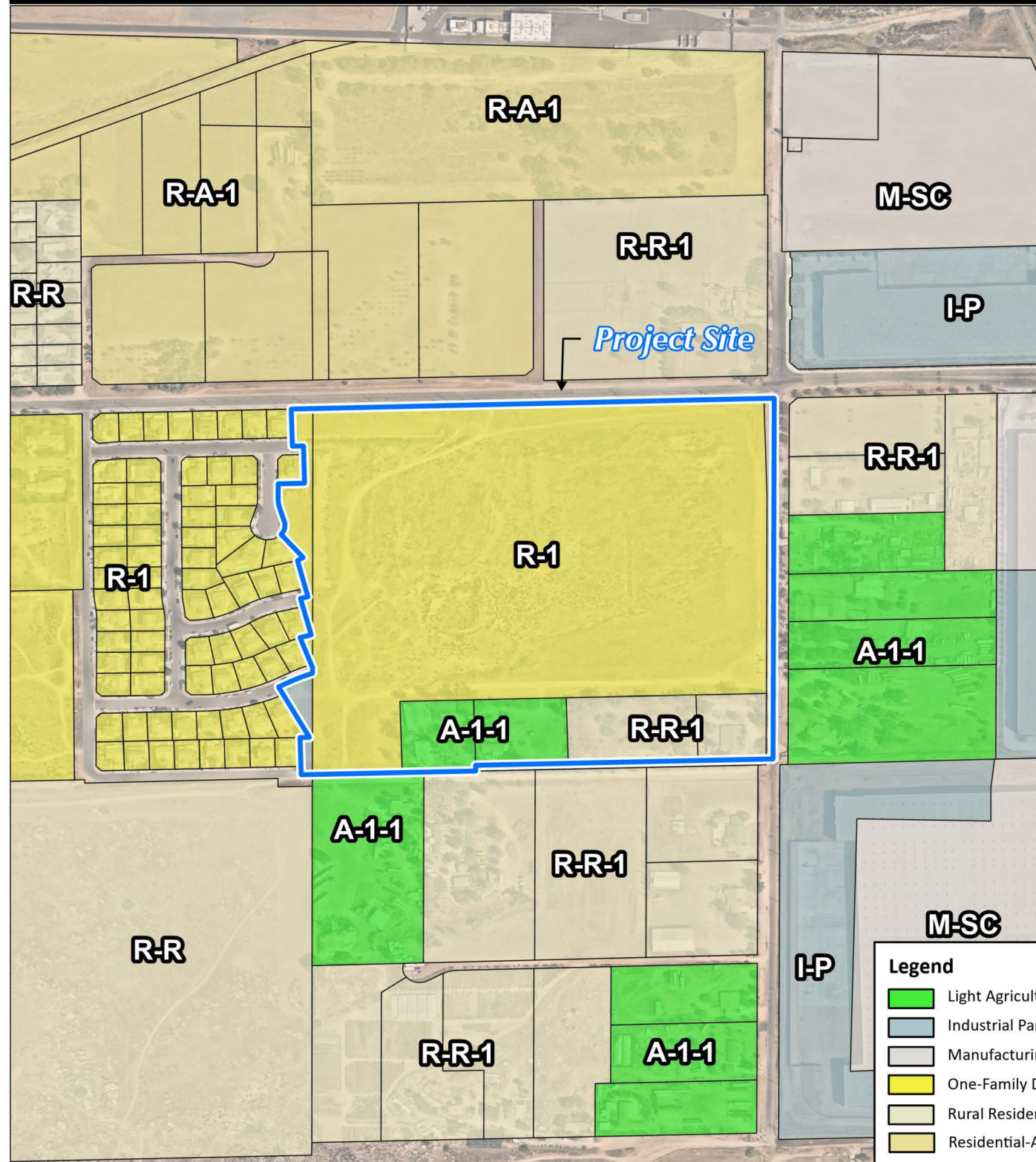
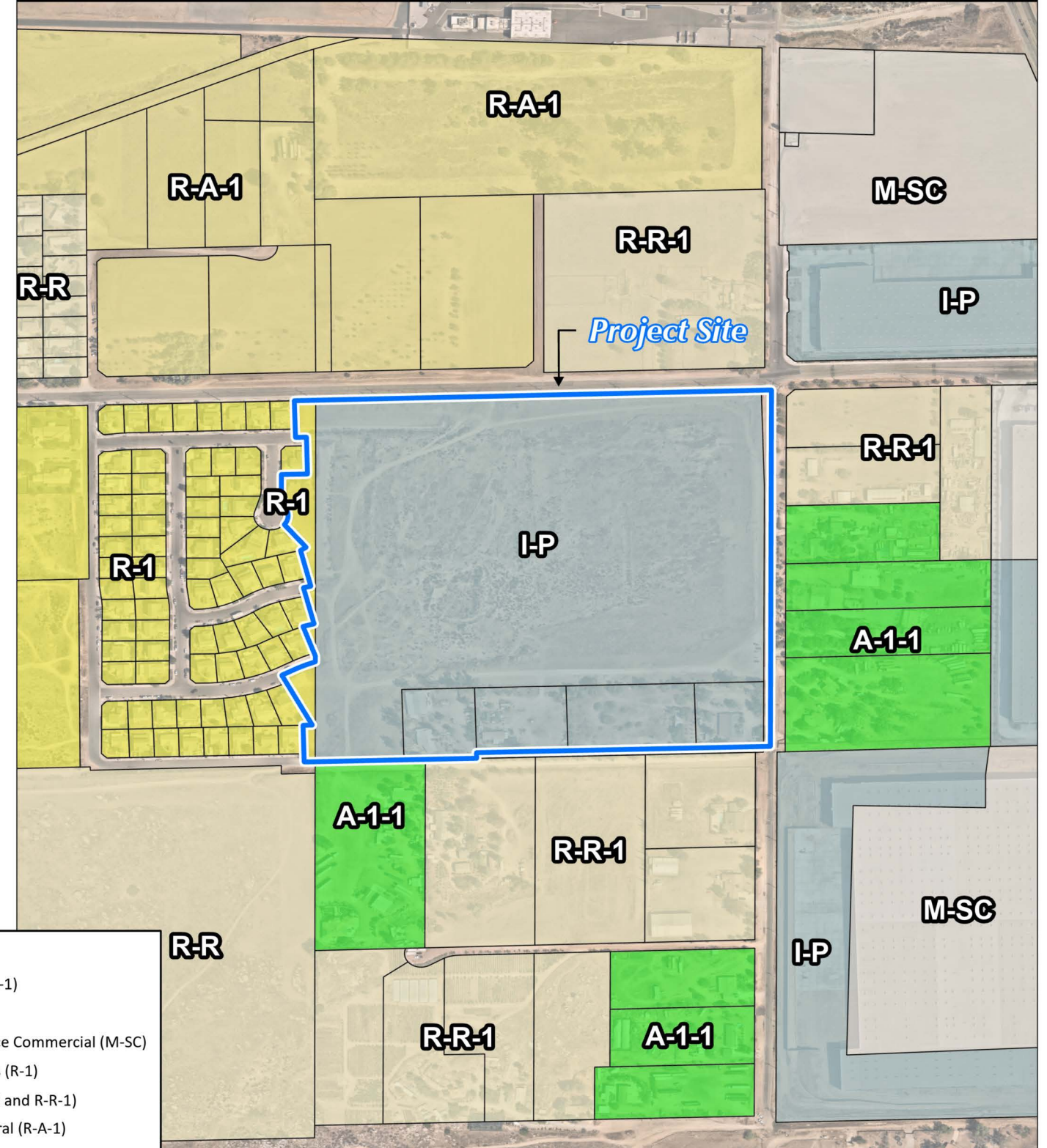


Figure 3

# EXISTING

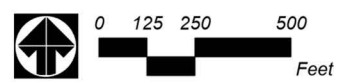


# PROPOSED

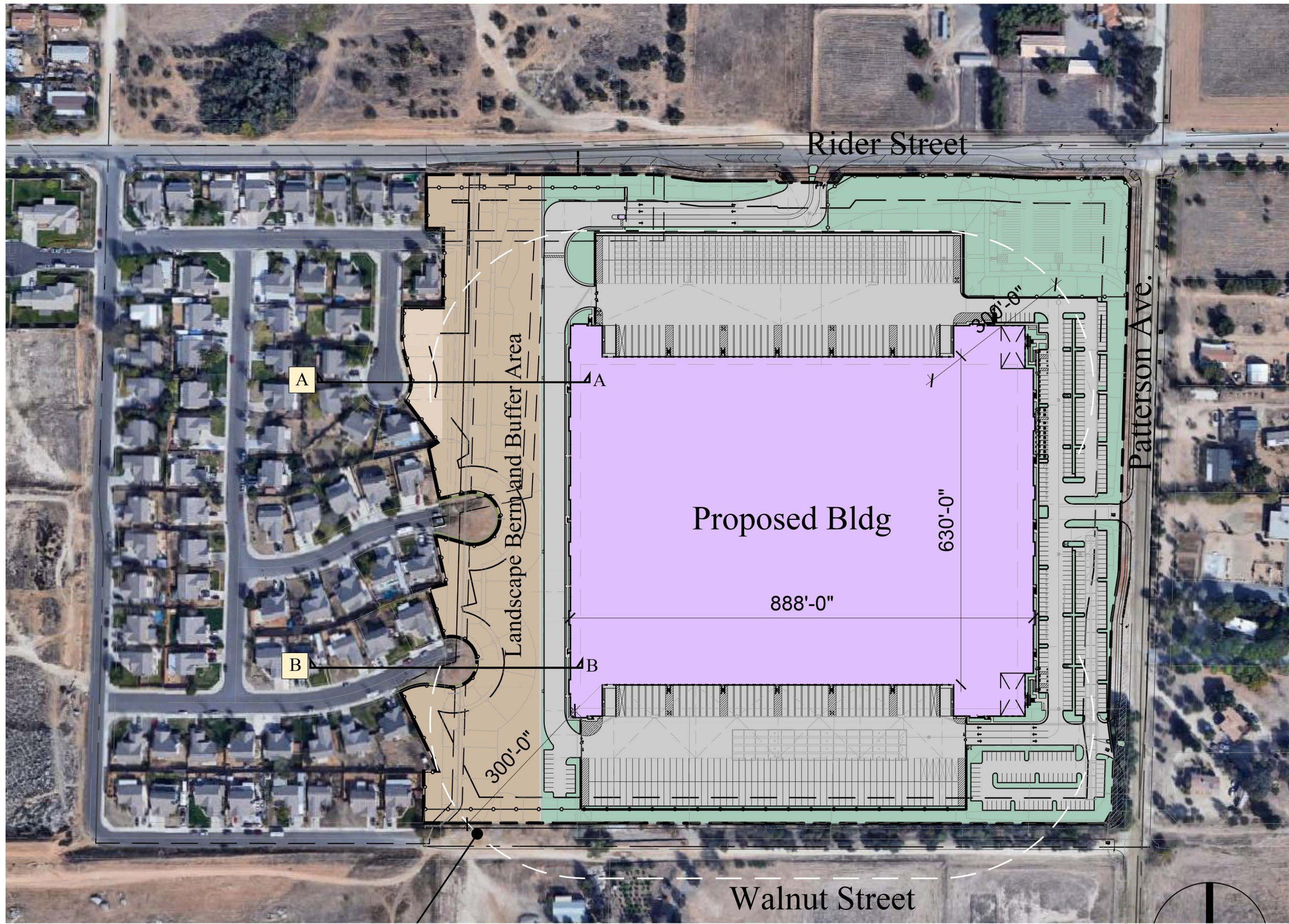


Source(s): ESRI, Nearmap Aerial (2022), RCTLMA(2022)

Figure 4



Proposed Change of Zone (CZ2200003)



Source(s): Bastien and Associates, Inc. (06-22-2022)

Figure 5

Not to Scale

Proposed Plot Plan (PPT220004)