

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

SCH #

Project Title: Rider and Patterson Business Center

Lead Agency: Riverside

Contact Person: Evan Langan, Principal Planner

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: 951-955-3024

City: N/A (Riverside County)

Zip: 92502-3634

County: Riverside

Project Location: County: Riverside City/Nearest Community: Community of Mead Valley (Riverside County)

Cross Streets: Southwest corner of Rider Street and Patterson Avenue Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 43 " N / 117 ° 15 ' 18 " W Total Acres: 40.5

Assessor's Parcel No.: 317-201-(006, 008, 010, 011, 018, 022, 023, and 024) Section: 13 Twp.: 4S Range: 4W Base: San Bern

Within 2 Miles: State Hwy #: I-215 Waterways: None

Airports: March Air Reserve Base Railways: Atchison, Topeka & Santa Fe Schools: Thomas Rivera MS, Manuel L.

Real MS, Val Verde Academy, Val Verde HS, Val Verde ES, Columbia ES, Perris HS

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 0 Acres 0.4 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. 591,203 Acres 40.88 Employees 574 Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Open Space Landscape Buffer: 6.1 acres
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant and Residential / R-1, A-1-1, R-R-1 / CD-MDR

Project Description: (please use a separate page if necessary)

The project entails a proposed General Plan Amendment, Change of Zone, Tentative Parcel Map, and Plot Plan for the entitlement of a ±40.88-acre property with a 591,203 s.f. warehouse building, three residential lots, and the establishment of a landscaped berm and buffer. GPA220003 would change the General Plan land use designation of ±36.0 acres from "Community Development – Medium Density Residential (CD-MDR)" to "Community Development – Light Industrial (LI)." CZ2200003 would change the zoning classification of ±36.0 acres from "One-Family Dwellings (R-1)," "Light Agriculture (A-1-1)," and "Rural Residential (R-R-1)" to "Industrial Park (I-P)." TPM38337 would consolidate eight existing parcels into one ±36.0-acre parcel (Parcel 1), three residential parcels (Lots A, C, and E), two parcels to complete roadway cul-de-sacs (Lots B and D), and designate ±2.85 acres for public roadway dedication. PPT220004 would entitle Parcel 1 for the development of a 591,203 s.f. warehouse building with 84 truck docking doors positioned on the northern and southern sides of the building. Approximately 6.0 acres of Parcel 1 along its western boundary would consist of a landscaped berm and buffer. 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.

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".

| | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date December 28, 2023

Ending Date February 12, 2024

Lead Agency (Complete if applicable): Riverside County

Consulting Firm: T&B Planning, Inc.

Address: 3200 El Camino Real, Suite 100

City/State/Zip: Irvine, CA 92602

Contact: Tracy Zinn

Phone: 714-505-6360 ext. 350

Applicant: GCP Capital Properties, LLC

Address: 500 Newport Center Drive, #630

City/State/Zip: Newport Beach, CA 92660

Phone: 949-720-0369

Signature of Lead Agency Representative: _____

Date: 12/27/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.