



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
Director

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

DATE: June 29, 2023

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: Mead Valley Commerce Center. PLOT PLAN NO. 220050, CHANGE OF ZONE NO. 2200062, TENTATIVE PARCEL MAP NO. 38601 and a FOUNDATION GENERAL PLAN AMENDMENT (GPA NO. Pending).

**PROJECT LOCATION AND DESCRIPTION:** The proposed Project consists of applications for PPT 220050, CZ 2200062, TPM 38601 and a Foundation GPA (case number is pending). The applications seek to entitle one industrial warehouse building and a public park within the Mead Valley community of unincorporated Riverside County. The industrial warehouse building would be located at the southwest corner of Seaton Avenue and Cajalco Expressway, between Seaton Avenue and Decker Road. The public park would be located south of the industrial warehouse building on Decker Road. The industrial warehouse building is proposed with 1,003,510 square feet (s.f.) of total building area on ±44.74 net acres. The building is designed to be up to 50 feet tall with 76 loading dock doors positioned on the building's northern façade and 76 loading dock doors positioned on the building's southern façade. No loading dock doors would face Seaton Avenue or Decker Road. The public park would occur on ±13.35 net acres and is conceptually designed to include play fields, hard surfaces sport courts, a playground, walking paths, and other amenities. Roadway frontage improvements would occur to Cajalco Expressway, Seaton Avenue, and Decker Road. The General Plan land use designation of the industrial warehouse site is proposed to change from Community Development - Commercial Retail (CD-CR) and Rural Community – Very Low Density Residential (RC-VLDL) to Community Development - Light Industrial (LI) and the existing zoning classification is proposed to change from R-R-1/2 (Residential, half-acre lots) and A-1-1 (Light Agriculture) to I-P (Industrial Park). The General Plan designation of the proposed public park site would change from its existing designation of Rural Community – Very Low Density Residential (RC-VLDL) to Open Space-Recreation (OS-R) and the zoning designation would remain A-1-1 (Light Agriculture). TPM 38601 seeks to consolidate and change the configuration of lot lines and designate public right-of-way for conveyance to the County for public streets. The approvals sought of Riverside County include:

1. Adoption by resolution of Plot Plan No. 220050
2. Adoption by resolution of Tentative Parcel Map No. 38601
3. Adoption by ordinance of Change of Zone No. 220062
4. Adoption by resolution of a General Plan Amendment (No. is pending)

**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: Industrial VI Enterprises LLC  
Attn. John Grace  
Address: 901 Via Piemonte, Unit 175  
Ontario, CA 91764

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P.O. Box 1409, Riverside, California 92502-1409  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
**Director**

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.

**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:** July 24, 2023

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](mailto: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.

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Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

A handwritten signature in black ink, appearing to read "Russell Brady", written over a horizontal line.

Russell Brady, Project Planner for John Hildebrand, Planning Director

Exhibits Attached:

1. Location Map
2. USGS Map
3. Aerial Photograph
4. Proposed Mead Valley Commerce Center Project