



Charissa Leach
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Agency Notice of Preparation of a Draft Subsequent Environmental Impact Report

DATE: May 17, 2024

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Temescal Canyon Area Plan 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 a Subsequent Environmental Impact Report (SEIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required SEIR.

PROJECT CASE NO./TITLE: Serrano Commerce Center – General Plan Amendment (GPA230002), Change of Zone (CZ2300006), Amendment No. 1 to Specific Plan No. 353 (SP00353A01), Plot Plan No. 230009 (PPT230009), Plot Plan No. 230010 (PPT230010), Plot Plan No. 230011 (PPT230011), Plot Plan No. 230012 (PPT230012), Plot Plan No. 230013 (PPT230013), Plot Plan No. 230014 (PPT230014), Plot Plan No. 230015 (PPT230015), and Tentative Parcel Map No. 38701 (TPM38701); State Clearinghouse No. 2006081015

PROJECT LOCATION AND DESCRIPTION: The 489.45-acre property is located southeast of the Temescal Canyon Road interchange with I-15 in the Temescal Canyon community of unincorporated Riverside County. The property was approved for development in 2010 in the Serrano Commerce Center Specific Plan No. 353. The Project includes applications for a General Plan Amendment, Change of Zone, Amendment No. 1 to Specific Plan No. 353 (Serrano Commerce Center), seven (7) Plot Plans, and a Tentative Parcel Map to facilitate future development of the 489.45-acre property with up to 6,472,000 square feet (s.f.) of light industrial uses on 375.11 acres, open space on 87.77 acres, and major roadways on 29.57 acres. General Plan Amendment (GPA230002) would amend the adopted land use designations from Commercial Retail (CR), Light Industrial (LI), Open Space – Conservation (OS-C), and Open Space – Water (OS-W) to LI, OS-C, Open Space – Conservation Habitat (OS-CH), and OS-W. Change of Zone (CZ2300006) would modify the previously-approved Serrano Commerce Center Specific Plan planning area boundaries and approved zoning standards for the property to reflect the uses proposed as part of Amendment No. 1 to Specific Plan No. 353 (SP00353A01). SP00353A01 would modify the Serrano Commerce Center Specific Plan No. SP 353 to eliminate 17.45 acres of Commercial Retail; expand areas proposed for LI land uses from 372.06 acres to 375.11 acres and reducing the maximum amount of LI building area from 6,660,994 s.f. to 6,472,000 s.f.; add a new OS-CH land use designation in the same area currently identified for OS-C uses and increasing the size of these areas to 49.38 acres; add new OS-C area encompassing 20.61 acres; increase areas proposed for OS-W uses from 13.08 acres to 14.78 acres; and reduce the extent of major roadways from 37.93 acres to 29.57 acres. Plot Plan No. 230009 (PPT 230009) is a proposal for a 335,400 s.f. light industrial building (Building 2) on 20.31 acres within Planning Area 2 of proposed SP 353A1. Plot Plan No. 230010 (PPT 230010) is a proposal for a 983,000 s.f. light industrial building (Building 3) on 46.36 acres within Planning Area 3 of proposed SP 353A1. Plot Plan No. 230011 (PPT 230011) is a proposal for a 1,016,000 s.f. light industrial building (Building 6) on 54.65 acres within Planning Area 6 of proposed SP 353A1. Plot Plan No. 230012 (PPT 230012) is a proposal for a 360,000 s.f. light industrial building (Building 9) on 18.07 acres within Planning Area 9 of proposed SP 353A1. Plot Plan No. 230013 (PPT 230013) is a proposal for a 589,800 s.f. light industrial building (Building 11) on 40.08 acres within Planning Area 11 of proposed SP 353A1. Plot Plan No. 230014 (PPT 230014) is a proposal for a 231,140 s.f. building (Building 12) on 15.93 acres within Planning Area 12 of proposed SP 353A1. Plot Plan No. 230015 (PPT 230015) is a proposal for a 221,500 s.f. light industrial building (Building 10) on 13.25 acres within Planning Area 10 of proposed SP 353A1. Tentative Parcel Map No. 38701 (TPM38701) is a proposal to subdivide the 489.45-acre property into a total of 20 parcels to facilitate the Project's proposed light industrial uses, and also would include approximately 29.76 acres of right-of-way dedications. 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 (GPA230002)
2. Adoption by ordinance of Change of Zone (CZ2300006)
3. Adoption by resolution of Amendment No. 1 to Specific Plan No. 353 (SP00353A1)
4. Adoption by resolution of Plot Plan No. 230009 (PPT230009) (Building 2)
5. Adoption by resolution of Plot Plan No. 230010 (PPT230010) (Building 3)
6. Adoption by resolution of Plot Plan No. 230011 (PPT230011) (Building 6)
7. Adoption by resolution of Plot Plan No. 230012 (PPT230012) (Building 9)
8. Adoption by resolution of Plot Plan No. 230013 (PPT230013) (Building 11)
9. Adoption by resolution of Plot Plan No. 230014 (PPT230014) (Building 12)
10. Adoption by resolution of Plot Plan No. 230015 (PPT230015) (Building 10)
11. Adoption by resolution of Tentative Parcel Map No. 38701 (TPM38701)

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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: LW Developers, LLC
Attn: Adam Collier
Address: 1156 N. Mountain Avenue
Upland, CA 91786

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 of a Subsequent Environmental Impact Report (SEIR) for the above-described Project. The SEIR will tier from Environmental Impact Report (EIR) No. 492 (SCH No. 2006081015), which previously was certified by the Riverside County Board of Supervisors on September 28, 2010 in conjunction with the County’s approval of the Serrano Commerce Center Specific Plan No. 353. 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 SEIR. 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: The proposed Project is not anticipated to result in any new or more severe impacts under the following issue areas beyond what was previously disclosed in EIR No. 492: Agriculture/Forestry Resources, Geology/Soils, Mineral Resources, Recreation, and Paleontological Resources. Mitigation measures previously identified by EIR No. 492 under these issue areas would continue to apply to the currently-proposed Project. However, the proposed Project would have the potential to result in significant impacts under the following topic areas to a different extent than described in previously-certified EIR No. 492. A detailed analysis of the following topic areas will thus be included in the forthcoming SEIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Noise
- Population / Housing
- Public Services
- 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 SEIR and help eliminate from detailed study issues that were adequately and previously addressed in EIR No. 492 (SCH No. 2006081015) and/or found not to be important. The Scoping Session is not a public hearing on the merits of the proposed Project and NO DECISION on the Project will be made. Public testimony is limited to identifying environmental 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: June 3, 2024

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/public-hearings>. 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 Director’s Hearing agenda web page at <https://planning.rctlma.org/2024-directors-hearing-meetings>.

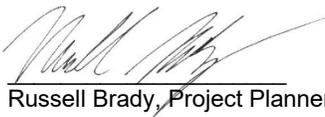
Please send all written correspondence to:

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