

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 # 2006081015

Project Title: Serrano Commerce Center

Lead Agency: Riverside County Contact Person: Russell Brady
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: 951-955-3025
 City: Riverside Zip: 92501 County: Riverside County

Project Location: County: Riverside City/Nearest Community: City of Corona/Temescal Canyon
 Cross Streets: Southeast of Temescal Canyon Road at I-15 interchange Zip Code: 92883

Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 19 " N / 117 ° 28 ' 34 " W Total Acres: 489.45
Refer to Notice of Completion & Environmental
 Assessor's Parcel No.: Document Transmittal Attachment Section: 34&35/2 Twp.: 4S/5S Range: 6W/6W Base: San Bernardino
 Within 2 Miles: State Hwy #: I-15 Waterways: Temescal Wash, Coldwater Canyon Wash
 Airports: None Railways: None Schools: Temescal ES, Todd ES

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: _____ FONSI _____

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 _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 6,472,000 Acres 375.11 Employees 6,283 Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Open Space - Conservation: 20.61 acres; Open Space - Conservation Habitat: 49.38 acres; Open Space - Water: 14.78 acres; Major Roadways: 29.57 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: _____

Present Land Use/Zoning/General Plan Designation:

Vacant and Former Mining Lands/Specific Plan (SP) Zone/Light Industrial, Commercial Retail, Open Space Conservation, Open Space Water

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

Refer to Notice of Completion & Environmental Document Transmittal Attachment

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".

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

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

Starting Date May 20, 2024 Ending Date June 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>LW Developers, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>1156 N. Mountain Avenue</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Upland, CA 91786</u>
Contact: <u>Jerrica Harding</u>	Phone: <u>(909) 949-7593</u>
Phone: <u>(714) 505-6360 ext. 101</u>	

Signature of Lead Agency Representative:  Date: May 17, 2024

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