



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: December 28, 2023

STATE CLEARINGHOUSE NO.: 2022120110

PROJECT NO. AND NAME: 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)

From: Riverside County Planning Department
Contact Person: Evan Langan, AICP, Principal Planner
Phone: (951) 955-3024

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON February 11, 2024

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2022120110, for the project as described below.

Project Location: ±40.88-acre Project site comprising eight lots, located at the southwest corner of Rider Street and Patterson Avenue in the Mead Valley community of unincorporated Riverside County. APNs 317-201-(006, 008, 010, 011, 018, 022, 023, and 024)

Project Description: GPA220003 is a proposal to change the General Plan land use designation of ±36.0 acres of the Project site 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 Project site 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.

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200

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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)

Document Availability: Copies of Project documents, the Draft Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (<https://planning.rctlma.org/>).

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **December 28, 2023**, and ending **February 11, 2024**. The County of Riverside is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM on February 11, 2024**.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document. The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Evan Langan, Principal Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to elangan@rivco.org.

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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