

**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 &amp; 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 EIRNEPA:  NOIOther:  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 0 Acres 0.4 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. 591,203 Acres 40.88 Employees 574 Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: Open Space Landscape Buffer: 6.1 acres**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 and "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 # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<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 # <u>6</u>	<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"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 28, 2023 Ending Date February 12, 2024

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### Lead Agency (Complete if applicable): Riverside County

Consulting Firm: <u>T&amp;B Planning, Inc.</u>	Applicant: <u>GCP Capital Properties, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>500 Newport Center Drive, #630</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>949-720-0369</u>
Phone: <u>714-505-6360 ext. 350</u>	

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Signature of Lead Agency Representative:  Date: 12/27/2023

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