



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Director

Applicant Notice of Preparation of a Draft Environmental Impact Report

DATE: November 28, 2022

TO: GCP Capital Properties, LLC
Attn. Jeremy Mape
500 Newport Center Drive, No. 630
Newport Beach, CA 92660

PROJECT CASE NO./TITLE: 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)

PROJECT LOCATION AND DESCRIPTION: The proposed Project consists of applications for a General Plan Amendment (GPA220003), Change of Zone (CZ2200003), Tentative Parcel Map (TPM38337) and a Plot Plan (PPT220004) for a ±40.88-acre property located at the southwest corner of Rider Street and Patterson Avenue in the Mead Valley community of unincorporated Riverside County.

GPA220003 is a proposal to change the General Plan land use designation of ±36.0 acres of the property 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 property 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. 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)

Pursuant to the Riverside County Rules to Implement the California Environmental Quality Act of 1970, it has been determined that the above referenced project may have a significant effect on the environment and an Environmental Impact Report (EIR) is required.

OPTION TO REVISE PROJECT:

Upon receipt of this notice, the Project sponsor may revise the project to avoid or mitigate any adverse impact. If the potential adverse effects are substantially mitigated by the revised project, an EIR shall not be required and a Mitigated Negative Declaration or Negative Declaration (statement of no significant effect) shall be prepared.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPEAL:

The staff requirement to prepare an EIR may be appealed to the Planning Commission within ten (10) days of receipt of this notice. The appeal must be made in writing and contain brief a discussion of how the Project will avoid the environmental effects listed on the attachment. The appeal must be accompanied by: (1) adhesive labels containing the names and addresses of all property owners within a minimum of 600 feet of the project boundaries that total at least 25 different property owners; and (2) the appropriate filing fee. (Refer to the Current Riverside County Planning Department Fee Schedule).

PREPARATION OF THE DRAFT EIR: The Draft EIR shall address the following environmental subject areas:

- 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

The Draft EIR must meet the form and content requirements of the Planning Department. The Project proponent should advise the consultant to meet with the staff on a regular basis to ensure an adequate document is prepared in a timely fashion. A preliminary draft shall be submitted for review and if determined acceptable, the consultant will be notified of the appropriate number of final draft copies to be provided for distribution to State and local agencies and interested parties.

The Draft EIR must be submitted within 120 days of this Notice unless an extension of not more than thirty (30) days is received and granted by the Department.

EIR FEES: The appropriate fee for an EIR (Refer to the Current Riverside County Planning Department Fee Schedule) must be submitted to the Planning Department within thirty (30) days of this Notice.

PROJECT PRESUMED ABANDONED: Unless the EIR fee and the Draft EIR are submitted within the time periods specified above, the project will be presumed abandoned, and there will be no further processing of the development application(s) by the County of Riverside, and no refund of previously paid filing fees.

PUBLIC SCOPING MEETING: A scoping meeting has been scheduled to include affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons, to solicit input regarding the scope and content of information to be included in the EIR; as well as inform the general 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, and help eliminate from detailed study issues found not to be important. The scoping meeting 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 within the context of analysis pursuant to the CEQA. 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 meeting through revisions to the proposed Project and/or completion of a Final EIR, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

DATE OF SCOPING MEETING: January 9, 2023

TIME OF SCOPING MEETING: 1:30 PM or as soon as possible thereafter

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 Evan Langan, Principal Planner at (951) 955-3024 or via email at elangan@rivco.org, or go to the County Planning Department's Planning Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Evan Langan, AICP, Principal Planner
4080 Lemon Street, Riverside, CA 92502-3634

If you have any questions, please contact Evan Langan, AICP, Principal Planner at (951) 955-3024.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Evan Langan, AICP, Principal Planner for John Hildebrand, Planning Director