

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 & 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.

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".

_____ Office of Historic Preservation
 _____ Office of Public School Construction
 _____ Parks & Recreation, Department of
 _____ Pesticide Regulation, Department of
 _____ Public Utilities Commission
 _____ S Regional WQCB # 8 _____
 _____ Resources Agency
 _____ Resources Recycling and Recovery, Department of
 _____ S.F. Bay Conservation & Development Comm.
 _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
 _____ San Joaquin River Conservancy
 _____ Santa Monica Mtns. Conservancy
 _____ State Lands Commission
 _____ SWRCB: Clean Water Grants
 _____ SWRCB: Water Quality
 _____ SWRCB: Water Rights
 _____ Tahoe Regional Planning Agency
 _____ S Toxic Substances Control, Department of
 _____ Water Resources, Department of
 _____ Other: _____
 _____ Other: _____

Starting Date December 7, 2023 Ending Date January 5, 2023

Consulting Firm: T&B Planning, Inc.
Address: 3200 El Camino Real, Suite 100
City/State/Zip: Irvine, CA 92602
Contact: Tracy Zinn
Phone: 714-505-6360 ext. 350

Applicant: GCP Capital Properties, LLC
Address: 500 Newport Center Drive, #630
City/State/Zip: Newport Beach, CA 92660
Phone: 949-720-0369

Signature of Lead Agency Representative: [Signature] Date: 11/28/22

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