

# 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 # 2023060799**

**Project Title:** Cajalco Commerce Center (PPT 220050, CZ 2200062, TPM 38601, Foundation GPA 240005)

Lead Agency: Riverside County Contact Person: Russell Brady, Contract Planner  
 Mailing Address: P.O. Box 1409 Phone: (951) 955-3025  
 City: Riverside Zip: 92502-1409 County: Riverside County

**Project Location:** County: Riverside County City/Nearest Community: Mead Valley

Cross Streets: Light Industrial use at SW Corner of Seaton Ave and Cajalco Road, with park proposed east and west of Decker Rd further south Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 08 " N / 117 ° 15 ' 53 " W Total Acres: 64.79

Assessor's Parcel No.: See NOC Attachment Section: 11 Twp.: 4S Range: 4W Base: San Bernardino

Within 2 Miles: State Hwy #: Interstate 215 Waterways: None

Airports: March Air Reserve Base Railways: Atchison, Topeka & Santa Fe Schools: Val Verde ES, Manuel L Real ES

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input checked="" type="checkbox"/> Draft EIR      | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation                                    |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                                 |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                                |
| <input type="checkbox"/> Community Plan                    | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Tentative Parcel Map</u> |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____   | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____   | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____   | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>1,003,510</u> Acres <u>44.66 (net)</u> Employees <u>974</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input checked="" type="checkbox"/> Recreational: Park: <u>13.33 net acres</u>  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____   |  |

**Project Issues Discussed in Document:**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                              |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality                           |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater                |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian                        |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement                       |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                                |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects                      |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Paleontological Resources</u> |

**Present Land Use/Zoning/General Plan Designation:**

See NOC attachment

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

The proposed Project consists of applications for a Foundation General Plan Amendment (GPA No.240005), Change of Zone (CZ 2200062), Plot Plan (PPT 220050), and Tentative Parcel Map No. 38601 (TPM 38601). The applications seek to entitle one industrial warehouse building and a public park within the Mead Valley community of unincorporated Riverside County. The industrial warehouse building would be located at the southwest corner of Seaton Avenue and Cajalco Expressway, between Seaton Avenue and Decker Road. The public park would be located south of the industrial warehouse building on Decker Road. The industrial warehouse building is proposed with 1,003,510 square feet (s.f.) of total building area on ±44.66 net acres. The building is designed to be up to 44 feet tall with 76 loading dock doors positioned on the building's northern façade and 76 loading dock doors positioned on the building's southern façade. No loading dock doors would face Seaton Avenue or Decker Road. The public park would occur on ±13.33 net acres and is conceptually designed to include play fields, hard surfaces sport courts, a playground, walking paths, and other amenities. Roadway frontage improvements would occur to Cajalco Expressway, Seaton Avenue, and Decker Road. The General Plan land use designation of the industrial warehouse site is proposed to change from Community Development - Commercial Retail (CD-CR) and Rural Community - Very Low Density Residential (RC-VLDR) to Community Development - Light Industrial (LI) and the existing zoning classification is proposed to change from R-R-1/2 (Residential, half-acre lots) and A-1-1 (Light Agriculture) to I-P (Industrial Park). The General Plan designation of the proposed public park site would change from its existing designation of Rural Community - Very Low Density Residential (RC-VLDR) to Open Space-Recreation (OS-R) and the zoning designation would remain A-1-1 (Light Agriculture). TPM 38601 seeks to consolidate and change the configuration of lot lines and designate public right-of-way for conveyance of public streets to the County.

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 an "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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date July 19, 2024 Ending Date September 3, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>T&amp;B Planning, Inc.</u>	Applicant: <u>Industrial VI Enterprises LLC (Attn: John Grace)</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>901 Via Piemonte, Suite 175</u>
City/State/Zip: <u>Irvine, CA, 92602</u>	City/State/Zip: <u>Ontario, CA, 91764</u>
Contact: <u>Tracy Zinn, AICP</u>	Phone: <u>(909) 256-5924</u>
Phone: <u>(714)-505-6360 ext. 350</u>	

Signature of Lead Agency Representative:  Date: July 19, 2024

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