



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CAJALCO COMMERCE CENTER PROJECT

DATE: July 19, 2024

STATE CLEARINGHOUSE NO.: 2023060799

PROJECT NO. AND NAME: Cajalco Commerce Center – Foundation General Plan Amendment No. 240005, Change of Zone No. 2200062, Plot Plan No. 220050, and Tentative Parcel Map No. 38601

From: Riverside County Planning Department
Contact Person: Russell Brady, Contract Planner
Phone: (951)-955-3025

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON September 3, 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. 2023060799, for the project as described below.

Project Location: The 64.97-acre Project Site and up to approximately 21.82 acres of off-site Project-related disturbance areas are located within the western region of unincorporated Riverside County within the Mead Valley Area Plan (MVAP). The Project Site comprises two separate properties, generally located at the southwest corner of Cajalco Road and Seaton Avenue. Specifically, the northern 50.04 gross acres of the Project Site are located south of Cajalco Road, west of Seaton Avenue, east of Decker Road, and north of Rider Street. The southern 14.93 gross acres of the Project Site are located both east and west of Decker Road, approximately 185 feet south of the proposed warehouse building Site. The Project Site includes Assessor's Parcel Numbers (APNs) 317-080-(003 through 008, 013, 014, 019 through 023, and 027 through 029), 317-090-(002 and 008), and 317-090-(003 thru 008).

Project Description: 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

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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.

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/projects>).

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 **July 19, 2024**, and ending **September 3, 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 **September 3, 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: Russell Brady, Contract Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to rbrady@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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