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: PPT220026 Patterson and Harvill Business Center

Lead Agency: County of Riverside | Contact Person: Krista Mason

Mailing Address: 4080 Lemon Street, 12th Floor | Phone: 951-955-1722

City: Riverside | Zip: 92501 | County: County of Riverside

Project Location: County: County of Riverside | City/Nearest Community: Community of Mead Valley

Cross Streets: Between Patterson Avenue and Harvill Avenue, approximately 0.1-mile south of Cajalco Road | Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ′ 10.8 ″ N / 117 ° 15 ′ 08.0 ″ W | Total Acres: 4.79

Assessor's Parcel No.: 317-160-037 | Section: 12 | Twp.: 4 South | Range: 4 West | Base: San Bern

Within 2 Miles: State Hwy #: I-215 | Waterways: N/A

Airports: March Airforce Reserve Base | Railways: Atchison, Topeka & Santa Fe | Schools: Val Verde High School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ 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 _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☒ Industrial: Sq.ft. 100,924 Acres 4.79 Employees 98 ☐ Power: Type _____ MW _____
☐ Educational: _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Recreational: _____ ☐ Hazardous Waste: Type _____
☐ Water Facilities: Type _____ MGD _____ ☐ Other: _____

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, Wildfire

Present Land Use/Zoning/General Plan Designation:

Community Development / Light Industrial (LI) / Manufacturing – Service Commercial (M-SC)

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

A Plot Plan (PPT 220026) for the development of 4.79 acres with a 100,924 s.f. general warehouse building with 11 dock doors, landscaping, infrastructure, 76 parking spaces, and street improvements on Harvill Avenue and Patterson Avenue. The proposed 100,094 s.f. building is designed with 93,924 s.f. of warehouse space and a 3,500 s.f. office on the ground floor and a 3,500 s.f. mezzanine level office on the second floor.

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**".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

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

Starting Date October 25, 2024 Ending Date November 14, 2024

Lead Agency (Complete if applicable):

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

Applicant: LDC Industrial Realty, LLC
Address: 555 N El Camino Real, #A456
City/State/Zip: San Clemente, CA 92672
Phone: 949-226-4601

Signature of Lead Agency Representative: _____ **Date:** 10/24/24

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