

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 #2019060002

Project Title: Oleander Business Park Project

Lead Agency: Riverside County Planning Department

Contact Person: Tim Wheeler

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: (951) 955-6060

City: Riverside

Zip: 92501

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Mead Valley

Cross Streets: Nandina Avenue, Decker Road

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 93.85

Assessor's Parcel No.: 295-310-012, 013, 014, 015

Section: 2

Twp.: 3S

Range: 4W

Base: SW

Within 2 Miles: State Hwy #: I-215

Waterways: -

Airports: March Air Reserve Base

Railways: -

Schools: multiple

Document Type:CEQA: ☐ NOP☐ Early Cons☐ Neg Dec☐ Mit Neg Dec☒ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA: ☐ NOI☐ EA☐ Draft EIS☐ FONSIOther: ☐ Joint Document☐ Final Document☐ Other:**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☒ Site Plan☐ Rezone☐ Prezone☐ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other:**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Commercial: Sq.ft.

Acres

Employees

☒ Industrial: Sq.ft. 710,736

Acres 93.85

Employees

☐ Educational:☐ Recreational:☐ Water Facilities: Type

MGD

☐ Transportation: Type☐ Mining: Mineral☐ Power: Type

MW

☐ Waste Treatment: Type

MGD

☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☒ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☒ Flood Plain/Flooding☐ Forest Land/Fire Hazard☒ Geologic/Seismic☐ Minerals☒ Noise☐ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☐ Schools/Universities☐ Septic Systems☒ Sewer Capacity☒ Soil Erosion/Compaction/Grading☒ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☐ Vegetation☒ Water Quality☒ Water Supply/Groundwater☐ Wetland/Riparian☒ Growth Inducement☒ Land Use☒ Cumulative Effects☒ Other: Greenhouse Gas**Present Land Use/Zoning/General Plan Designation:**

Zoning: Industrial Park (I-P) // General Plan: Business Park

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

The Oleander Business Park Project (Project) proposes construction and operation of approximately 710,736 square feet of warehouse/manufacturing uses within an approximately 93.85-acre site (gross), located within the Mead Valley area of Riverside County (County). As part of the Project, existing Parcel Map 5128 (Parcel Map Book [P.M.B.] 8/54) comprising 4 parcels, would be reconfigured via Riverside County Lot Line Adjustment procedures. Parcel 1 (approximately 20.90 acres) would be developed with approximately 363,367 square feet of warehouse/manufacturing uses. Parcel 2 (approximately 19.59 acres) would be developed with approximately 347,369 square feet of warehouse/manufacturing uses. Parcels 3 and 4, totaling approximately 53.36 acres would remain vacant.

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.

Revised 2010

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 checked="" 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 #8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #8
<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 #6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 15, 2020 Ending Date October 30, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Applied Planning, Inc.</u>	Applicant: <u>Sares Regis Group</u>
Address: <u>11762 De Palma Road, 1-C 310</u>	Address: <u>3501 Jamboree Road, Suite 3000</u>
City/State/Zip: <u>Corona, CA 92883</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Ross Geller</u>	Phone: <u>(949) 809-2414</u>
Phone: <u>909-937-0333</u>	

Signature of Lead Agency Representative: _____

Date: 9/6/20

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

**Oleander Business Park Project
DEIR Distribution List**

Federal/State Agencies

State Clearinghouse, Office of Planning and Research
Bureau of Land Management, US Department of the Interior
California Air Resources Board
California Department of Conservation
California Department of Fish & Wildlife
California Department of Justice, Deputy Attorney General
California Department of Parks and Recreation
California Department of Transportation, District 8
California Highway Patrol
California State Water Resources Control Board
Native American Heritage Commission
U.S. Army Corps of Engineers
U.S. Fish & Wildlife Service

Regional Agencies

Santa Ana Regional Water Quality Control Board
Santa Ana Watershed Project Authority
South Coast Air Quality Management District
Southern California Association of Governments

County Agencies

Riverside County Agricultural Commissioner's Office
Riverside County Board of Supervisors, 1st District
Riverside County Clerk
Riverside County Department of Waste Resources
Riverside County Flood Control and Water Conservation District
Riverside County Fire Department
Riverside County Habitat Conservation Agency
Riverside County Planning Department
Riverside County Regional Park & Open-Space District
Riverside County Sheriff's Department
Riverside County Transportation Commission
Riverside County Transportation Department
Riverside Transit Agency
Western Riverside Council of Governments
Western Riverside County Regional Conservation Authority

Planning Agencies

City of Beaumont
City of Canyon Lake
City of Corona
City of Hemet
City of Jurupa Valley
City of Lake Elsinore
City of Menifee
City of Moreno Valley
City of Murrieta
City of Norco
City of Perris
City of Riverside
City of San Jacinto
City of Temecula
City of Wildomar
Orange County Community Development
San Bernardino County Planning Department
San Diego County, Advance Planning

Utilities

Eastern Municipal Water District
Metropolitan Water District of Southern California

Local Organizations

Audubon Society
Building Industry Association
Endangered Habitats League
Farm Bureau, Riverside County
Los Coyotes Band of Mission Indians
Morongo Band of Mission Indians
Pala Band of Mission Indians
Pauma & Yuima Reservation
Pechanga Band of Luiseño Indians
Ramona Band of Cahuilla Mission Indians
Rincon Band of Mission Indians
Santa Rosa Band of Cahuilla Mission Indians
Santa Rosa Band of Mission Indians
Soboba Band of Luiseno Indians
San Bernardino County Museum
Sierra Club
UCR - Dept of Anthropology
Francisco and Rufina Ramirez
Lozeau Drury
Trip Hord Associates