

## **Notice of Section 401 Application Reception**

**File Number:** 332024-01

**Project Name:** Rider Street and Patterson Avenue

**Received:** 1/30/2024

**Date Posted:** 2/06/2024

**End of 21 Day Public Comment Period:** 1/27/2024

**Project City:** Mead Valley

**Project County:** Riverside

**Applicant Organization:** GCP Capital Properties, LLC

**Applicant Name:** Jeremy Mape

**Waterboard Staff:** TBA

### **Brief Description of Project:**

**Project Description:** To construct a warehouse facility on approximately 40 acres of land in the Mead Valley community of unincorporated Riverside County that is designed to meet contemporary industry standards and be economically competitive with similar buildings in the local area and region.

**Project Activities:** The Project includes the development of a 591,203 square foot (sqft) warehouse building, which would include 7,300 sqft of ground floor office space, 7,300 sqft of mezzanine office space, and 576,603 sqft of warehouse space. A total of 84 truck docking doors are proposed, positioned on the northern and southern sides of the building. Approximately 6.0 acres along the western parcel boundary would consist of a landscaped berm between the proposed building and an existing residential community to the west. 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. Various other improvements include storm drain installations, construction of a bioretention basin, and roadway improvements. The 45-acre Project site consists of 40.88 acres of "onsite" impacts and 4.57 acres of offsite impacts. All direct impacts would be permanent and there are no temporary impacts.