



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Interim TLMA Director

## Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: December 30, 2020

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Temescal Canyon Area Plan of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Temescal Valley Commerce Center (General Plan Amendment 200007, Change of Zone 2000028, and Conditional Use Permit 200044)

PROJECT LOCATION: East of Temescal Canyon Road, southeast of Dawson Canyon Road, and north and south of Park Canyon Road.

PROJECT DESCRIPTION: The Project consists of applications for a General Plan Amendment (GPA 200007), Change of Zone (CZ 2000028), and Conditional Use Permit (CUP 200044) to allow for future development of a 46.12-acre property with a "last mile delivery station" warehouse building. The proposed building would comprise 183,456 s.f. of building area on approximately 40.53 acres. The proposed building would have 15 loading dock spaces and associated parking areas for passenger vehicles, vans, and truck trailers, as well as vehicle maintenance areas. Approximately 1.90 acres in the northeast corner of the Project site would be dedicated to the Western Riverside County Multiple Species Habitat Conservation Plan Reserve System for long-term conservation. Additionally, as part of the Project the Coldwater Canyon Wash drainage channel would be realigned from the western Project site boundary to the southeast Project site boundary. As part of the Project, approximately 3.23 acres would be dedicated for the realignment of Temescal Canyon Road along the southwestern boundary of the Project site, with the realigned roadway forming a new three-way intersection extending southeasterly along the southwestern boundary and southwest towards I-15. Approximately 0.46 acre in the northern portion of the site would be dedicated as right-of-way for Park Canyon Road. Access to the site is proposed via three driveways along the realigned Temescal Canyon Road, two driveways along Dawson Canyon Road, and two driveways along Park Canyon Road. Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Adoption by resolution of a General Plan Amendment (GPA 200007). GPA 200007 is proposed to change the site's existing land use designations from "Light Industrial (LI)," "Community Center (CC)," and "Open Space – Water (OS-W)" to "Light Industrial (LI)" on 40.53 acres and "Open Space – Conservation Habitat (OS-CH)" on 1.90 acres. Approximately 3.23 acres along the southwestern boundary of the Project site and approximately 0.46 acre in the northern portion of the Project site would be dedicated as right-of-way for Temescal Canyon Road and Park Canyon Road, and would not be assigned a General Plan land use designation as part of GPA 200007. In addition, proposed GPA 200007 would remove the 46.12-acre property from the boundaries of the Serrano Policy Area, as identified by the Temescal Canyon Area Plan of the Riverside County General Plan.
2. Adoption by ordinance of a Change of Zone (CZ 2000028). CZ 2000028 is proposed to change the site's existing zoning classifications from "Manufacturing-Medium (M-M)" and "Mineral Resources & Related Manufacturing (M-R- A)" to "Manufacturing-Service Commercial (M-SC)" on 40.53 acres and "Watercourse, Watershed & Conservation Areas (W-1)" on 1.90 acres. Approximately 3.23 acres along the western boundary of the Project site and approximately 0.46 acre in the northern portion of the site would be dedicated

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as right-of-way for Temescal Canyon Road and Park Canyon Road, and would not be assigned a zoning classification as part of CZ 2000028.

3. Approval by action of a Conditional Use Permit (CUP 200044). Pursuant to Section 21.25c. of Riverside County Ordinance No. 348, "draying, freighting and truck operations," such as those proposed as part of the Project, are permitted uses within the M-SC zone with approval of a Conditional Use Permit. Accordingly, CUP 200044 is proposed to allow for the development and operation of the proposed 183,456 s.f. "last mile delivery station" warehouse building.

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409  
Attn: Phayvanh Nanthavongdouangsy, Project Planner

**PROJECT SPONSOR:**

Applicant: Dawson Canyon, LLC  
Address: 11777 San Vicente Boulevard, Suite 780  
Los Angeles, CA 90049

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described Project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice. All comments shall be submitted to the Planning Department no later than February 1, 2021.

**SCOPE OF ANALYSIS**

An Initial Study was not prepared for the Project. As such, the required EIR will evaluate the Project's potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

**PUBLIC SCOPING MEETING:**

A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; as well as inform the public of the nature and extent of the proposed Project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merit of the proposed Project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the Project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter

DATE OF SCOPING SESSION: January 11, 2021

LOCATION: Teleconference, 4080 Lemon St. Riverside CA 92501 12<sup>th</sup> Floor Conference Room A.

Information on how to participate in the Scoping Session will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this Project please contact Project Planner Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at [pnanthav@rivco.org](mailto:pnanthav@rivco.org), or go to the County Planning Department's Director's Hearing Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Phayvanh Nanthavongdouangsy, Project Planner  
P.O. Box 1409, Riverside, CA 92502-1409

If you have any questions please contact Phayvanh Nanthavongdouangsy, Project Planner at (951) 955-6573.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Phayvanh Nanthavongdouangsy, Project Planner for John Hildebrand, Interim Planning Director