

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: Temescal Valley Commerce Center (GPA200007; CZ2000028; and CUP200044)
Lead Agency: Riverside County **Contact Person:** Phayvanh Nanthavongdouangsy
Mailing Address: P.O. Box 1409 **Phone:** (951) 955-6573
City: Riverside **Zip:** 92502-1409 **County:** Riverside County

Project Location: County: Riverside County City/Nearest Community: Temescal Canyon Area Plan
Cross Streets: Southeast of the intersection of Temescal Canyon Road and Dawson Canyon Road **Zip Code:** 92883
Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 54 " N / 117 ° 29 ' 09 " W **Total Acres:** 46.12
Assessor's Parcel No.: 283-160-(042, 043), 283-190-028 **Section:** 34 & 35 **Twp.:** 4S **Range:** 6W **Base:** San Bern.
Within 2 Miles: **State Hwy #:** I-15 **Waterways:** Coldwater Canyon Wash & Temescal Wash
Airports: None **Railways:** None **Schools:** Temescal Valley Elementary

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) _____
 Early Cons Neg Dec Mit Neg Dec
 NEPA: NOI EA Draft EIS FONSI
 Other: Joint Document Final Document Other: _____

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 _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 183,456 Acres 40.53 Employees 466
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Open Space (1.9 ac.); ROW Dedications (3.69 ac.)

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: _____

Present Land Use/Zoning/General Plan Designation:

Undeveloped/Manufacturing-Medium and Mineral Resources/Light Industrial, Community Center, Open Space - Water

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

The Project consists of applications for a General Plan Amendment (GPA 2000007), 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. In addition, proposed GPA 2000007 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.

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

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

Starting Date December 31, 2020 Ending Date February 1, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Dawson Canyon, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>11777 San Vicente Boulevard, Suite 780</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Los Angeles, CA 90049</u>
Contact: <u>Jerrica Harding, AICP</u>	Phone: _____
Phone: <u>(714) 505-6360, ext. 101</u>	

Signature of Lead Agency Representative:  Date: 12/30/2020

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