



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: November 19, 2021

STATE CLEARINGHOUSE NO.: 2020120546

PROJECT NO. AND NAME: Temescal Valley Commerce Center (GPA200007; CZ2000028; and CUP200044)

From: Riverside County Planning Department

Contact Person: Phayvanh Nanthavongdouangsy, Project Planner

Phone: (951) 955-6573

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. on JANUARY 3, 2022

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2020120546, for the project as described below.

Project Location: The 46.16-acre property is located southeast of the intersection of Temescal Canyon Road and Dawson Canyon Road and includes Assessor's Parcel Number 283-160-043.

Project Description: The Project consists of applications for a General Plan Amendment (GPA), Change of Zone (CZ), and Conditional Use Permit (CUP) to allow for future development of a 46.16-acre property located east of Temescal Canyon Road and Interstate 15 (I-15), and southeast and southwest of Dawson Canyon Road. Approximately 35.42 acres of the Project site are proposed for development with a 181,495 square-foot (s.f.) last mile delivery station warehouse building with 15 loading dock spaces and associated parking areas for passenger vehicles, vans, and truck trailers, as well as vehicle maintenance areas. Approximately 1.35 acres in the northern corner of the Project site would be dedicated to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) 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 southeastern Project site boundary on approximately 5.70 acres of the Project site. 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 extending southeasterly along the southwestern Project site boundary and southwest towards I-15. The realigned segment of Temescal Canyon Road along the southwest Project boundary is expected to be extended to the south in the future by others. Approximately 0.46 acre in the northern portion of the site would be dedicated as right-of-way for the northwest/southeast-aligned portion of Dawson Canyon Road. Access to the site is proposed via two driveways along the realigned Temescal Canyon Road, two driveways along the southwest/northeast-aligned portion of Dawson Canyon Road, and two driveways along the northwest/southeast-aligned portion of Dawson Canyon Road.

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Document Availability: Copies of Project documents, the Draft Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (<https://planning.rctlma.org/>). Additionally, USBs containing the Draft EIR and Technical Appendices will be provided to the following libraries for public review:

- El Cerrito Branch Library, 7581 Rudell Road, Corona, California 92881
Hours: Monday through Thursday: 3:00 pm – 7:00 pm; Saturday 10:00 am – 2:00 pm; Closed Friday and Sunday
- Lake Elsinore Library, 600 W. Graham Avenue, Lake Elsinore, California 92530
Hours: Monday 10:00 am – 6:00 pm; Tuesday 11:00 am – 7:00 pm; Wednesday and Thursday 10:00 am – 6:00 pm; Friday 10:00 am – 5:00 pm; Saturday 10:00 am – 2:00 pm; Closed Sunday

Additionally, copies of project documents, Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (<https://planning.rctlma.org/>).

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **NOVEMBER 19, 2021** and ending **JANUARY 3, 2022**. The County of Riverside is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM JANUARY 3, 2022**.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document.

The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Phayvanh Nanthavongdouangsy, Project Planner, P.O. Box 1409, Riverside, CA 92502-1409, or via email to pnanthav@rivco.org.

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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