



# RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand  
Director

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

DATE: January 23, 2023

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Temescal Canyon Area Plan (TCAP) portion 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, Tentative Parcel Map 38551, and Plot Plan 220039)

PROJECT LOCATION: East of Temescal Canyon Road and Interstate 15 (I-15), southeast of Dawson Canyon Road (North), and north and southwest of Dawson Canyon Road (South).

PROJECT DESCRIPTION: The Project consists of applications for a General Plan Amendment (GPA 200007), Change of Zone (CZ 2000028), Tentative Parcel Map (TPM 38551), and Plot Plan (PP 220039) to allow for future development of a 46.13-acre property located east of Temescal Canyon Road and Interstate 15 (I-15), and southeast and southwest of Dawson Canyon Road. Approximately 33.73 acres of the Project site are proposed for development with seven (7) light industrial warehouse buildings ranging in size from 33,820 square feet (s.f.) 183,090 s.f. together providing a total building area of 637,718 s.f. Other features in the development area include vehicular drive aisles, parking areas, truck courts, landscaping, lighting, and signage. Approximately 1.82 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 6.87 acres of the Project site. Approximately 3.10 acres would be dedicated for both the interim and ultimate realignment of Temescal Canyon Road along the southwestern boundary of the Project site. Approximately 0.61-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 ("Dawson Canyon Road South"). Access to the site is proposed via two driveways along the realigned Temescal Canyon Road, one driveway along the southwest/northeast-aligned portion of Dawson Canyon Road ("Dawson Canyon Road North"), and four driveways along Dawson Canyon Road South. 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)
2. Adoption by ordinance of a Change of Zone (CZ 2000028)
3. Approval by resolution of Tentative Parcel Map No. 38551 (TPM 38551)
4. Approval by resolution of Plot Plan No. 220039 (PPT 220039)

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409  
Attn: Jose Merlan, Principal Planner

**PROJECT SPONSOR:**

Applicant: Dawson Canyon, LLC  
Address: 18831 Bardeen Avenue, Suite 201  
Irvine, CA 92612

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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 March 1, 2023.

#### 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: February 6, 2023

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 Principal Planner Jose Merlan at (951) 955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org), or go to the County Planning Department's agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jose Merlan, Principal Planner  
P.O. Box 1409, Riverside, CA 92502-1409

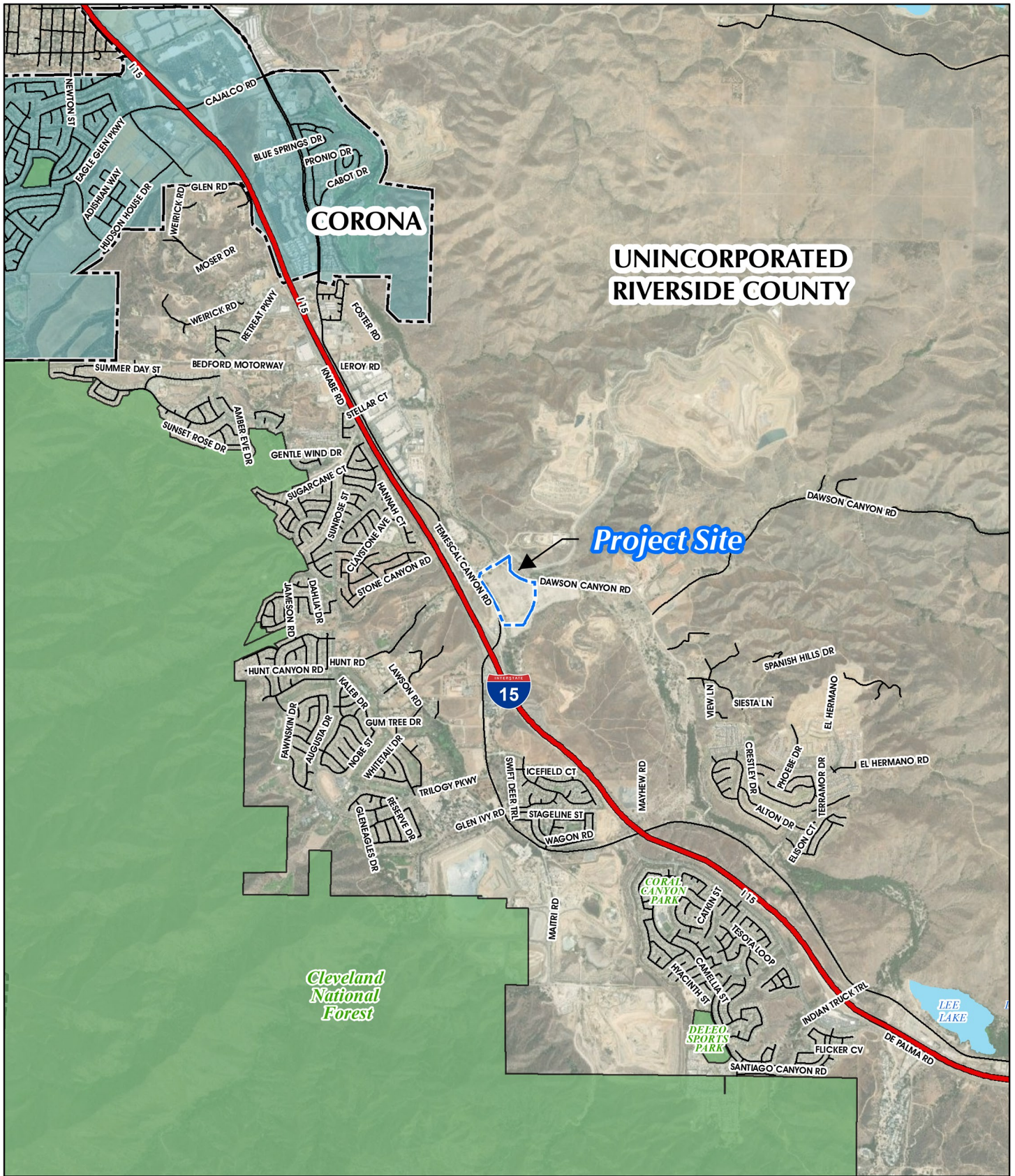
If you have any questions please contact Jose Merlan, Principal Planner at (951) 955-0314.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

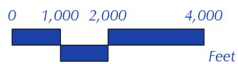
A handwritten signature in black ink that reads "Jose Merlan". The signature is written in a cursive style with a horizontal line underneath it.

Jose Merlan, Principal Planner for John Hildebrand, Planning Director



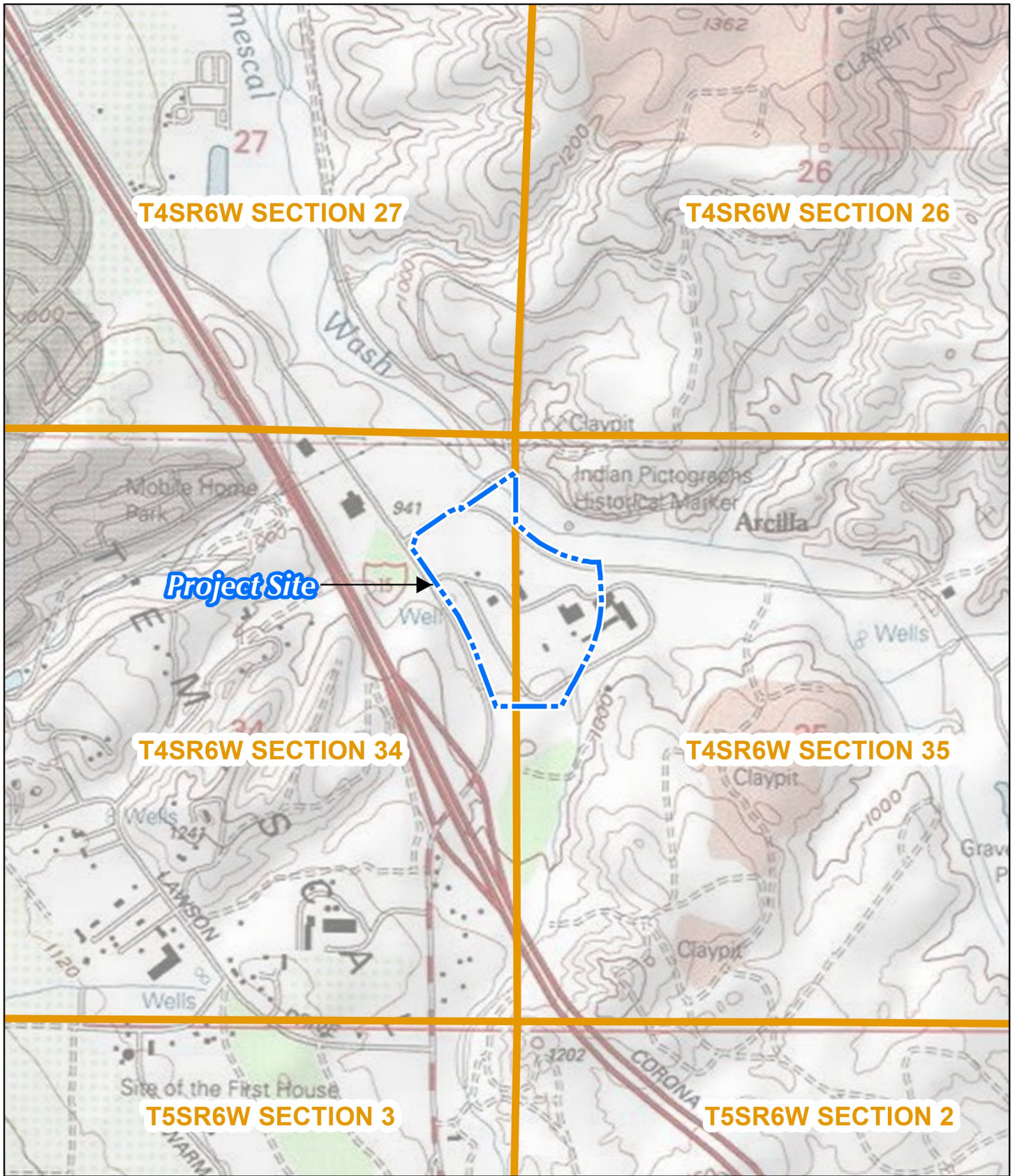
Source(s): ESRI, RCTLMA (2020), Nearmap (2021)

Figure 1



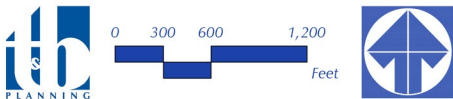
Vicinity Map

Temescal Valley Commerce Center



Source(s): ESRI, USGS (2013)

Figure 2



**USGS Quadrangle Map**

**Temescal Valley Commerce Center**

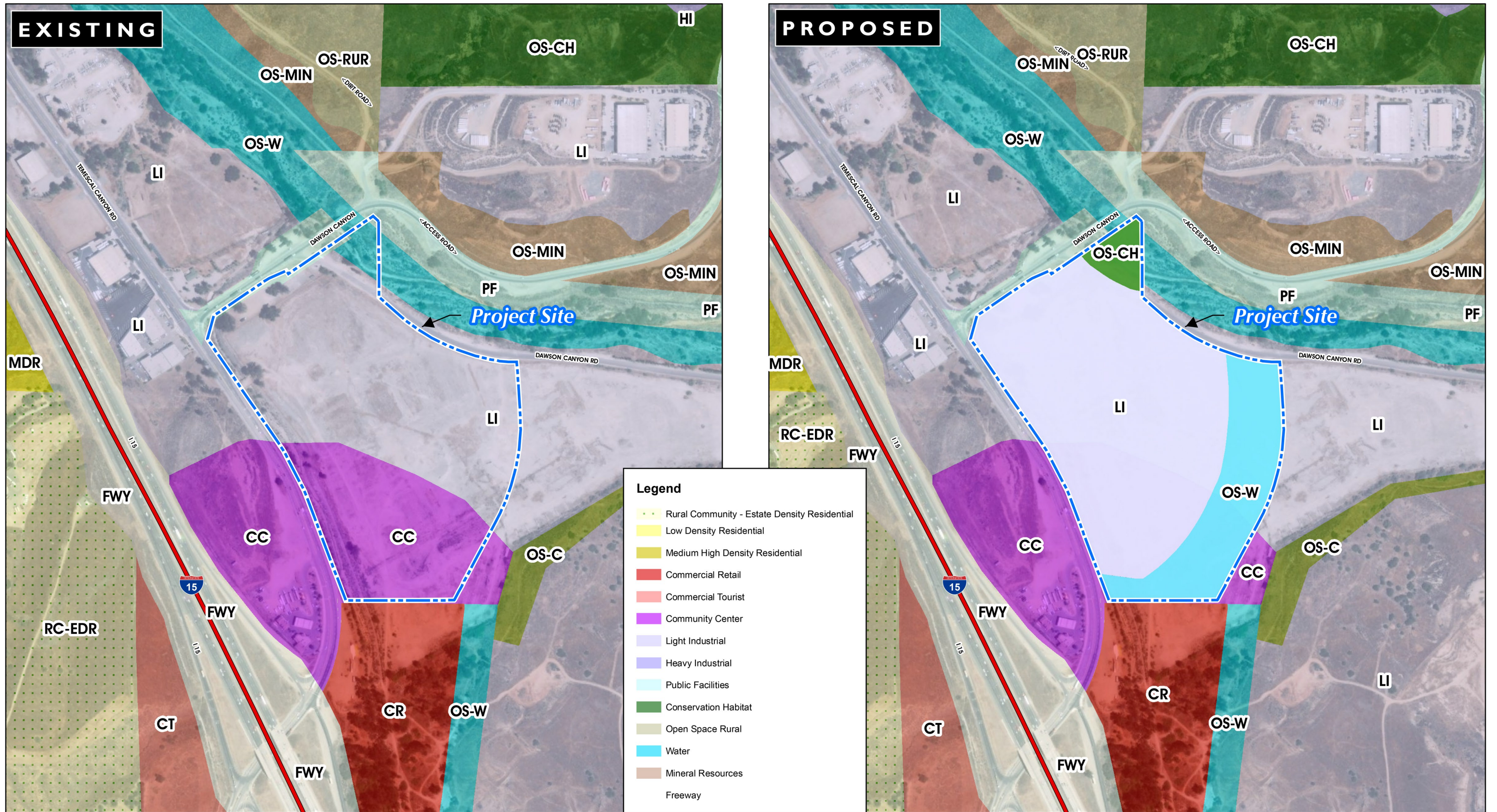
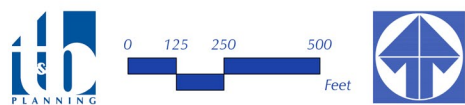
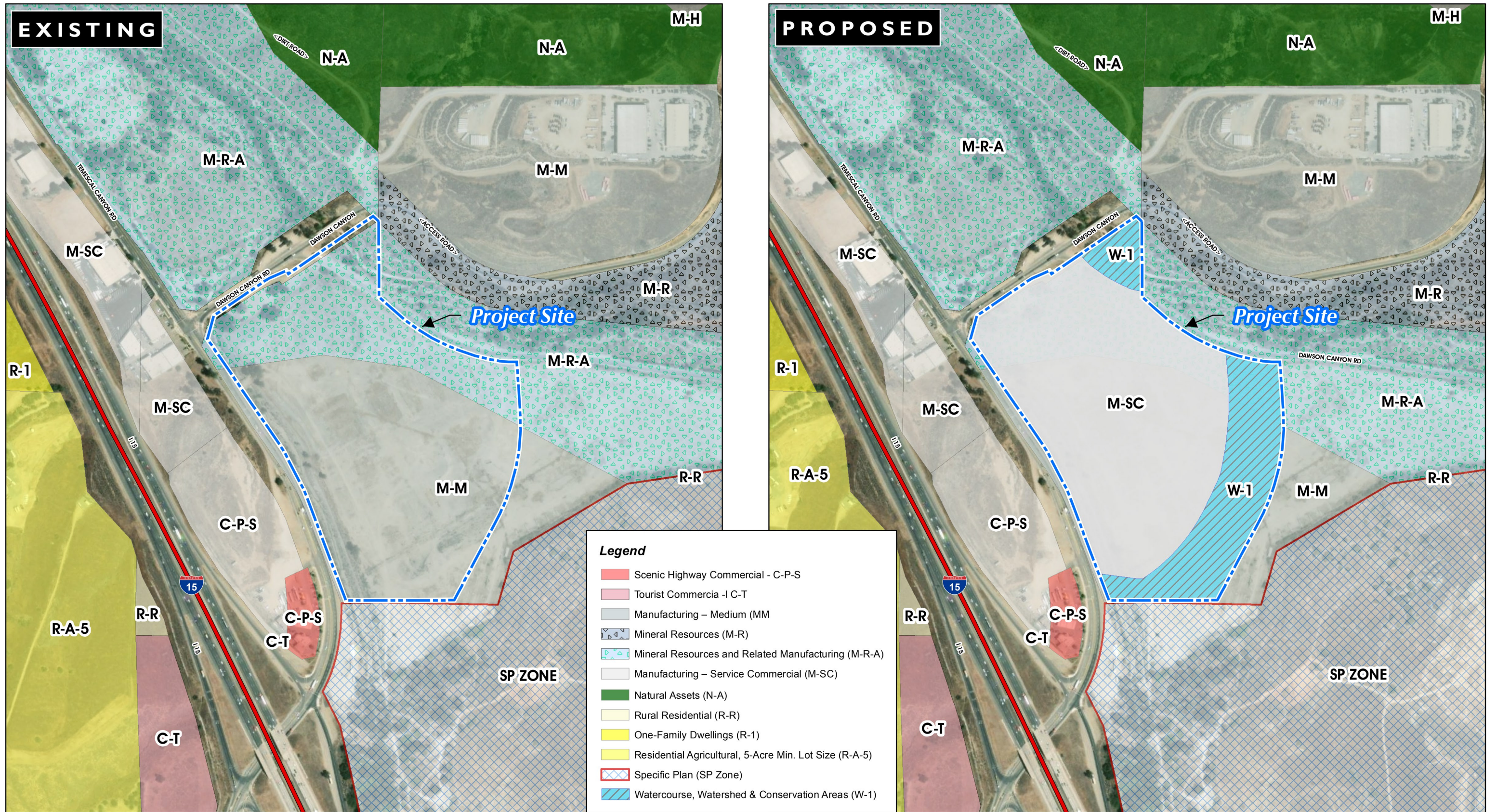


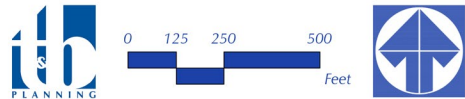
Figure 3

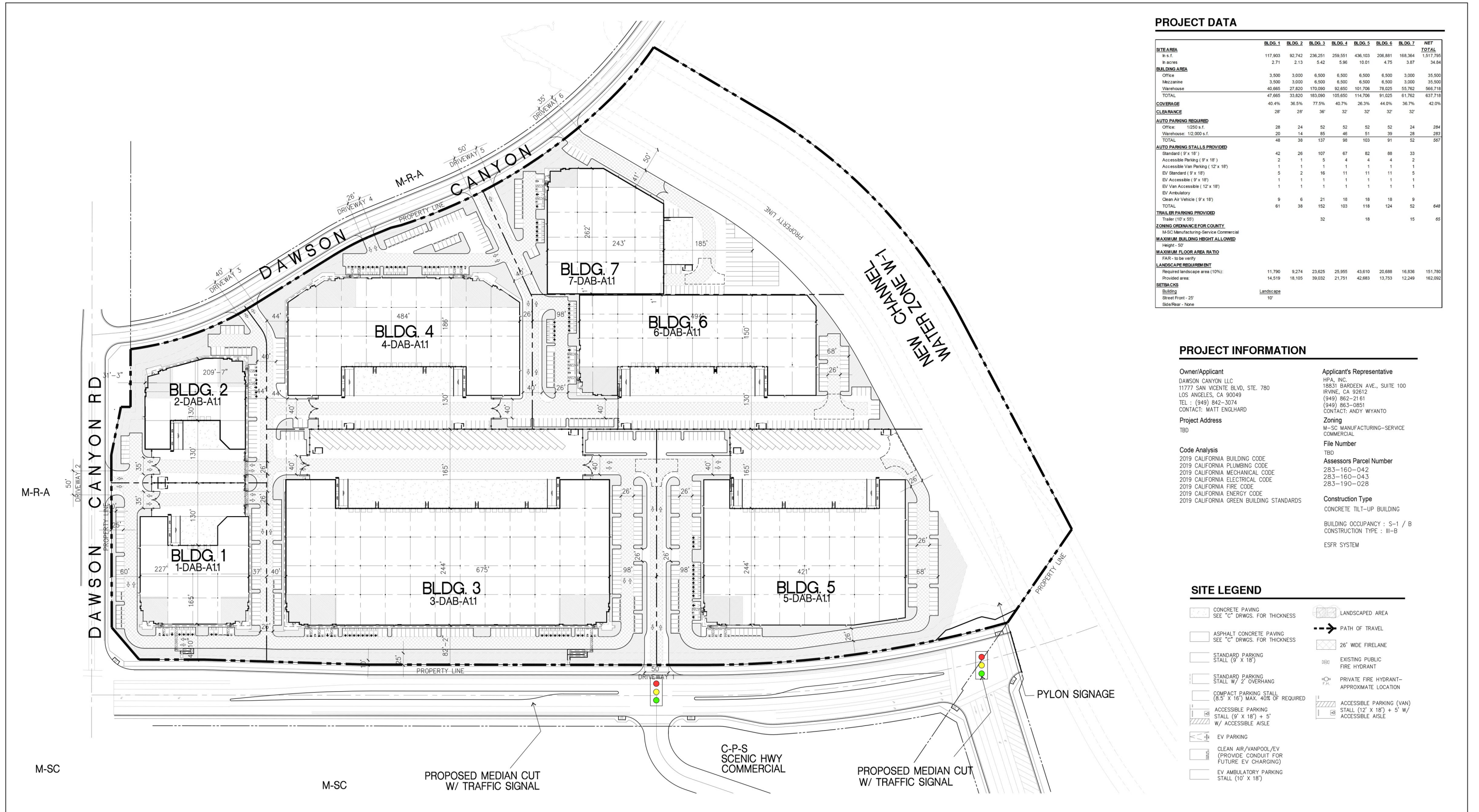




Source(s): ESRI, RCTLMA (2020)

Figure 4





### PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	NET TOTAL
<b>SITE AREA</b>								
In s.f.	117,903	92,742	236,251	259,551	436,103	206,881	168,364	1,517,795
In acres	2.71	2.13	5.42	5.96	10.01	4.75	3.87	34.84
<b>BUILDING AREA</b>								
Office	3,500	3,000	6,500	6,500	6,500	6,500	3,000	35,500
Mezzanine	3,500	3,000	6,500	6,500	6,500	6,500	3,000	35,500
Warehouse	40,665	27,820	170,090	92,650	101,706	78,025	55,762	566,718
TOTAL	47,665	33,820	183,090	105,650	114,706	91,025	61,762	637,718
<b>COVERAGE</b>	40.4%	36.5%	77.5%	40.7%	26.3%	44.0%	36.7%	42.0%
<b>CLEARANCE</b>	28'	28'	36'	32'	32'	32'	32'	
<b>AUTO PARKING REQUIRED</b>								
Office: 1/250 s.f.	28	24	52	52	52	52	24	284
Warehouse: 1/2,000 s.f.	20	14	85	48	51	39	28	283
TOTAL	48	38	137	98	103	91	52	567
<b>AUTO PARKING STALLS PROVIDED</b>								
Standard (9' x 18')	42	26	107	67	82	88	33	
Accessible Van Parking (12' x 18')	2	1	5	4	4	4	2	
Accessible Van Parking (12' x 18')	1	1	1	1	1	1	1	
EV Standard (9' x 18')	5	2	16	11	11	11	5	
EV Accessible (9' x 18')	1	1	1	1	1	1	1	
EV Van Accessible (12' x 18')	1	1	1	1	1	1	1	
EV Ambulatory								
Clean Air Vehicle (9' x 18')	9	6	21	18	18	18	9	
TOTAL	61	38	152	103	118	124	52	648
<b>TRAILER PARKING PROVIDED</b>								
Trailer (10' x 50')			32		18		15	65
<b>ZONING ORDINANCE FOR COUNTY</b>	M-SC Manufacturing-Service Commercial							
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	Height - 50'							
<b>MAXIMUM FLOOR AREA RATIO</b>	FAR - to be verified							
<b>LANDSCAPE REQUIREMENT</b>								
Required landscape area (10%):	11,790	9,274	23,625	25,955	43,610	20,688	16,836	151,790
Provided area:	14,519	18,105	39,032	21,751	42,685	13,753	12,249	162,092
<b>SETBACKS</b>								
Building	Landscape							
Street Front - 25'	10'							
Side/Rear - None								

### PROJECT INFORMATION

**Owner/Applicant:**  
 DAWSON CANYON LLC  
 11777 SAN VICENTE BLVD, STE. 780  
 LOS ANGELES, CA 90049  
 TEL : (949) 842-3074  
 CONTACT: MATT ENGLHARD

**Applicant's Representative:**  
 HPA, INC.  
 18831 BARDEEN AVE., SUITE 100  
 IRVINE, CA 92612  
 (949) 862-2161  
 (949) 863-0851  
 CONTACT: ANDY WIYANTO

**Project Address:**  
 TBD

**Code Analysis:**  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA FIRE CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA GREEN BUILDING STANDARDS

**Zoning:**  
 M-SC MANUFACTURING-SERVICE COMMERCIAL

**File Number:**  
 TBD

**Assessors Parcel Number:**  
 283-160-042  
 283-160-043  
 283-190-028

**Construction Type:**  
 CONCRETE TILT-UP BUILDING

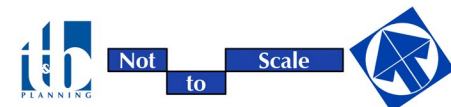
**BUILDING OCCUPANCY:** S-1 / B  
**CONSTRUCTION TYPE:** III-B  
 ESFR SYSTEM

### SITE LEGEND

CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS	LANDSCAPED AREA
ASPHALT CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS	PATH OF TRAVEL
STANDARD PARKING STALL (9' x 18')	26' WIDE FIRELANE
STANDARD PARKING STALL W/ 2' OVERHANG	EXISTING PUBLIC FIRE HYDRANT
COMPACT PARKING STALL (8.5' x 16') MAX. 40% OF REQUIRED	PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
ACCESSIBLE PARKING STALL (9' x 18') + 5' W/ ACCESSIBLE AISLE	ACCESSIBLE PARKING (VAN) STALL (12' x 18') + 5' W/ ACCESSIBLE AISLE
EV PARKING	
CLEAN AIR/VANPOOL/EV (PROVIDE CONDUIT FOR FUTURE EV CHARGING)	
EV AMBULATORY PARKING STALL (10' x 18')	

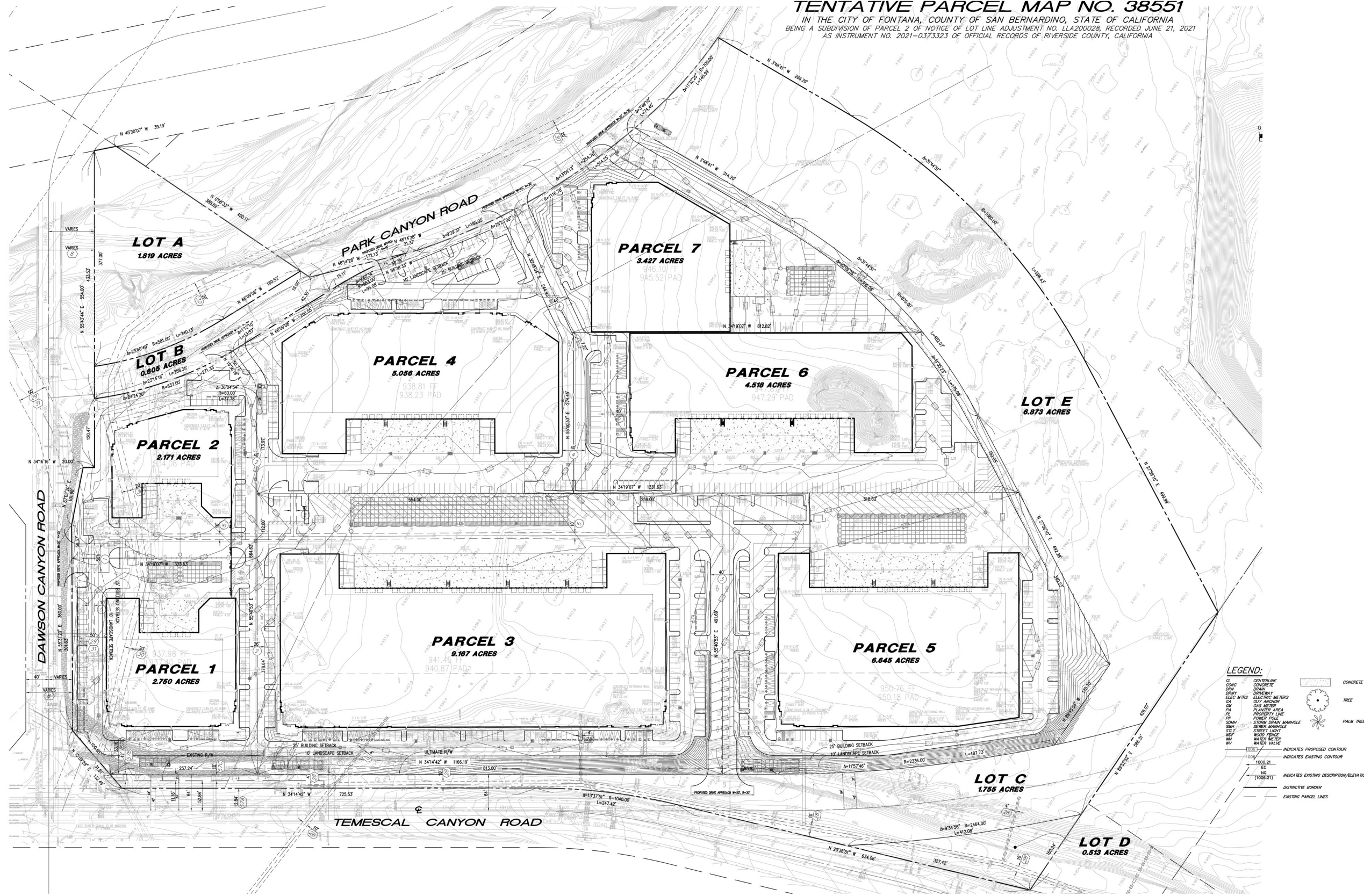
Source(s): HPA (08-23-2022)

Figure 5



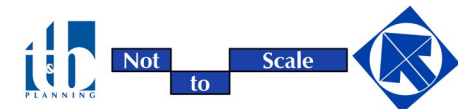


**TENTATIVE PARCEL MAP NO. 38551**  
 IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. LLA200028, RECORDED JUNE 21, 2021  
 AS INSTRUMENT NO. 2021-0373323 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



Source(s): Thienes Engineering, Inc. (08-24-2022)

Figure 6



Temescal Valley Commerce Center

Tentative Parcel Map No. 38551