

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
Lead Agency: Riverside County **Contact Person:** Jose Merlan
Mailing Address: P.O. Box 1409 **Phone:** (951) 955-0314
City: Riverside **Zip:** 92501 **County:** Riverside

Project Location: County: Riverside City/Nearest Community: Temescal Canyon Area Plan
 Cross Streets: Southeast of the intersection of Temescal Canyon Road and Dawson Canyon Road North Zip Code: 92883
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 54 " N / 117 ° 29 ' 06 " W Total Acres: 46.13
 Assessor's Parcel No.: 283-160-046 and 283-190-044 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, Todd Academy School

Document Type:

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

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 _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 637,718 Acres 33.73 Employees 619 Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Open Space - Conservation Habitat: 1.82 ac.; Open Space - Water: 6.87 ac
 Water Facilities: Type _____ MGD _____

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:

Vacant & Undeveloped/Manufacturing-Medium and Mineral Resources & Related Manufacturing/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 200007), Change of Zone (CZ 2000028), Tentative Parcel Map (TPM 38551), and Plot Plan (PP 220039). Approximately 33.73 acres of the 46.13-acre Project site are proposed for the development of seven (7) light industrial warehouse buildings ranging in size from 33,820 square feet (s.f.) 183,090 s.f., together totaling 637,718 s.f. Other features in the development area include vehicle 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, a segment of 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. 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.

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 January 30, 2023 Ending Date March 1, 2023

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: <u>949-842-3074</u>
Phone: <u>714-505-6360, ext. 101</u>	

Signature of Lead Agency Representative:  Date: January 23, 2023

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