



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Agency Notice of Completion and Availability of Draft Environmental Impact Report

DATE: June 12, 2025

STATE CLEARINGHOUSE NO.: 2023010612

PROJECT NO. AND NAME: Temescal Valley Commerce Center – General Plan Amendment No. 200007, Change of Zone No. 2000028, Plot Plan No. 220039, and Tentative Parcel Map No. 38551

From: Riverside County Planning Department
Contact Person: Jose Merlan, Principal Planner
Phone: (951) 955-3025

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON JULY 31, 2025

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. 2023010612, for the project as described below.

Project Location: The 46.14-acre Project site is located east of Temescal Canyon Road and Interstate 15 (I-15) and southeast and southwest of Dawson Canyon Road in the Temescal Canyon portion of unincorporated Riverside County. The Project site encompasses Assessor's Parcel Numbers (APNs) 283-160-043 and 283-190-028, specifically Parcel 2 of Lot Line Adjustment No. 200028 – DOC #2021-0373323. The Project site occurs within Sections 34 and 35, Township 4 South, Range 6 West, San Bernardino Baseline and Meridian.

Project Description: The Project as evaluated in the Project's EIR consists of applications filed by Dawson Canyon LLC (herein, "Project Applicant") for a General Plan Amendment (GPA 200007), Change of Zone (CZ 2000028), Tentative Parcel Map (TPM 38551), and Plot Plan (PPT 220039) to allow for future development of the 46.14-acre property with seven (7) light industrial warehouse buildings. The proposed warehouse buildings are proposed on approximately 33.63 acres of the Project site and would range in size from 33,320 square feet (s.f.) to 183,090 s.f. and with a total building area of 633,607 s.f. Approximately 1.84 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 6.90 acres of the Project site. The Project also includes two remainder parcels comprising 2.84 acres and 0.33-acre (3.17 acres total) to facilitate the future realignment of Temescal Canyon Road along the southwestern boundary of the Project site, with

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the planned realignment occurring either as part of the Project or by others in the future. Approximately 0.70-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 (herein, "Dawson Canyon Road South"). Access to the site is proposed via one driveway along Temescal Canyon Road, one driveway along the southwest/northeast-aligned portion of Dawson Canyon Road (herein, "Dawson Canyon Road North"), and four driveways along Dawson Canyon Road South.

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/environmental-notice-ceqa>) under the project name Temescal Valley Commerce Center.

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 **June 13, 2025** and ending **July 31, 2025**. 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 July 31, 2025**.

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: Jose Merlan, Principal Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to jmerlan@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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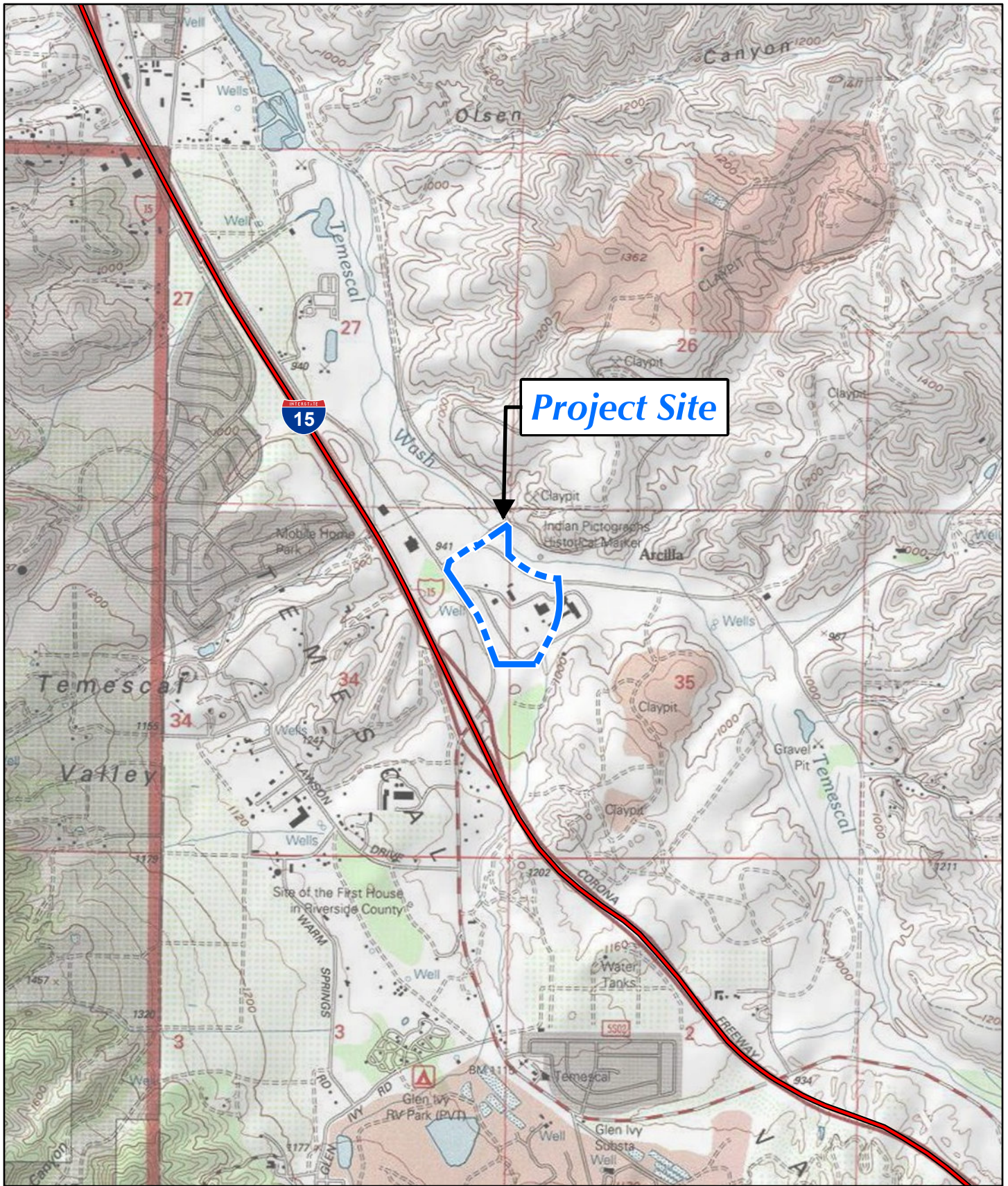
Source(s): Esri, RCIT (2023)



0 750 1,500 3,000
Feet



Vicinity Map



Source(s): USGS (2013)



0 500 1,000 2,000
Feet



USGS Topographic Map

