

**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 # 2023010612****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: 92502-1409

County: Riverside County

**Project Location:** County: Riverside County City/Nearest Community: Temescal Valley

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: 46.14

Assessor's Parcel No.: 283-160-046 and 283-190-044

Section: 34 &amp; 35 Twp.: 4S Range: 6W Base: San Bern

Within 2 Miles: State Hwy #: I-15

Waterways: Coldwater Canyon Wash &amp; 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. 633,607 Acres 33.63 Employees 615  Waste Treatment: Type \_\_\_\_\_ MGD  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: Drainage: 6.90 ac; Open Space: 1.84 ac; ROW dedications: 3.87 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:**

Undeveloped/Manufacturing Medium (M-M) and Mineral Resources &amp; Related Manufacturing (M-R-A)/Light Industrial (LI), Community Center (CC), and Open Space – Water (OS-W)

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

The Project includes applications for a General Plan Amendment No. 200007, Change of Zone No. 2000028, Tentative Parcel Map No. 38551, and Plot Plan No. 220039 to allow for future development of the 46.14-acre property with 7 light industrial warehouse buildings on approximately 33.63 acres that would range in size from 33,320 s.f. to 183,090 s.f. and with a total building area of 633,607 s.f. 1.84 acres in the northern corner of the Project site would be dedicated to the 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. 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. Temescal Canyon Road either would be realigned as part of the Project or by others in the future. In addition, 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.

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 # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<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 # 6	<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 June 13, 2025 Ending Date July 31, 2025

---

### Lead Agency (Complete if applicable):

Consulting Firm: <u>T&amp;B Planning</u>	Applicant: <u>Dawson Canyon LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>18831 Bardeen Avenue, Suite 201</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Tracy Zinn, AICP</u>	Phone: <u>949 842-3074</u>
Phone: <u>714-505-6360 ext. 350</u>	

---

Signature of Lead Agency Representative:  Date: June 12, 2025

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