



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand, Director

Notice of Intent to Adopt a Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines'§15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing by U.S. mail, and email within the **30-day public review period from Tuesday, May 19, 2026 to Thursday, June 18, 2026, at 5:00 p.m.**

PROJECT CASE NO./TITLE: General Plan Amendment No. 250004 (GPA250004), Change of Zone No. 2500010 (CZ2500010), Tentative Tract Map No. 39146 (TTM39146) & Plot Plan No. 260007 (PPA260007) / "Temescal Valley-Lawson Residential Project"

APPLICANT: Warmington Residential (Concord Associates LP)

PROJECT LOCATION: The proposed Project is located on the southwest corner of Lawson Drive and Temescal Canyon Road in the unincorporated Temescal Valley area of Riverside County. The Project site comprises approximately 10.0 acres and is identified as Assessor's Parcel Number (APN) 290-190-005. The site is currently vacant and undeveloped and is located west of Interstate 15 within the Glen Ivy area. The Project site is not included on any list of hazardous materials sites compiled pursuant to Section 65962.5 of the California Government Code Section 65962.5.

PROJECT DESCRIPTION: Warmington Residential proposes to develop 85 single-family homes on 10 acres of vacant land on the southwest corner of Lawson Drive and Temescal Canyon Road. The Project also includes off-site utility improvements and public right of way improvements along Temescal Canyon Road and Lawson Drive that include but are not limited to new lanes, new pavement and curb and gutter and sidewalk, as well as off-site utility improvements. The floor plans range from approximately 1,905 SF to 2,150 SF for each single-family home: 30 units are 1,905-SF with up to four-bedroom, 27 units are 2,075-SF four-bedroom and 28 are 2,150 SF with up to four bedrooms. Lot sizes vary by unit from 2,975 SF to 3,102.5 SF. All homes are two-story with a maximum height of 27 feet. The site would be served by points of ingress and egress located at the northwestern corner of the project site on Lawson Drive, and on Temescal Canyon Road at the southeastern portion of the site. The Project site includes approximately 122,006 SF of open space, the majority of it being primarily along the western portion of the site, and a 9,134-SF earthen stormwater basin that is situated in the northeast corner of the site.

- General Plan Amendment No. 250004 (GPA250004) proposes to amend the existing Land Use Designation of the subject site from Community Development: Commercial Retail (CD: CR) to Community Development: High Density Residential (CD: HDR) within the Design Theme Policy Area;
- Change of Zone No. 2500010 (CZ2500010) proposes to change the Zoning classification of the subject site from Scenic Highway Commercial (C-P-S) to General Residential (R-3) to allow the development of single-family residential homes;
- Tentative Tract Map No. 39146 (TTM39146) proposes a Tentative Tract Map (Schedule A) to subdivide 10-acres into 85 single family detached homes and private common area lots for Condominium purposes; and
- Plot Plan No. 260007 (PPA260007) is a Plot Plan review of the proposed residential development, including the home layouts, architectural design, building materials, and signage associated with TTM39146.

The Draft Mitigated Negative Declaration is available online at: <https://planning.rctlma.org/environmental-notices-ceqa> under Environmental Noticing. Notification of the date, time, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements. If this project is challenged in court, the court may limit the issues to those raised during the public comment period through written correspondence submitted to the Planning Department.

Please send all written correspondence to:

Riverside County Planning Department
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