

Notice of Completion & Environmental Document Transmittal

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SCH #

Project Title: GPA250004_CZ2500010_TTM39146_PPA260007

Lead Agency: Riverside County Planning Department

Contact Person: Suhaim Bawany

Mailing Address: PO Box 1409

Phone: (951) 955-3103

City: Riverside

Zip: 92505

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Temescal Valley Area

Cross Streets: Lawson Drive and Temescal Canyon Road

Zip Code: 92883

Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 16 " N / 117 ° 29 ' 21 " W Total Acres: 10.0

Assessor's Parcel No.: 290-190-005

Section: 3

Twp.: 5 South

Range: 6 West

Base: _____

Within 2 Miles: State Hwy #: NA

Waterways: NA

Airports: NA

Railways: NA

Schools: See Page 3

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: Plot Plan

Development Type:

Residential: Units 85 Acres 10.0

Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Mining: Mineral _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Power: Type _____ MW _____

Educational: _____

Waste Treatment: Type _____ MGD _____

Recreational: _____

Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____

Other: _____

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: Tribal Resources

Present Land Use/Zoning/General Plan Designation:

Community Development: Commercial Retail (CD:CR) / Scenic Highway Commercial (C-P-S)

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

See Page 3

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 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 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 type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 19, 2026 Ending Date June 18, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPC Environmental, Inc</u>	Applicant: <u>Warmington Residential (Concord Associates LP)</u>
Address: <u>11801 Pierce St Suite 200</u>	Address: <u>3090 Pullman Street</u>
City/State/Zip: <u>Riverside, CA 92505</u>	City/State/Zip: <u>Costa Mesa, CA 92626</u>
Contact: <u>Ernest Perea</u>	Phone: <u>562-822-0806</u>
Phone: <u>(951) 710-3010</u>	

Signature of Lead Agency Representative: SUHAIM BAWANY

Digitally signed by SUHAIM BAWANY
Date: 2026.05.12 13:36:07 -07'00'

Date: 05/12/2026

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

Schools within 2 miles:

- Todd Elementary School
- Temescal Valley Elementary School

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.