

**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:** Plot Plan No. 230008 (PPT230008)

Lead Agency: County of Riverside

Contact Person: Elizabeth Mora-Rodriguez

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: (951) 955-3024

City: Riverside

Zip: 92502

County: Riverside

**Project Location:** County: Riverside

City/Nearest Community: Temescal Canyon Area

Cross Streets: Temescal Canyon Road, North of Foster Road, and South of Dos Lagos Drive

Zip Code: 92883

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 17.77 " N / 117 ° 30 ' 18.77 " W Total Acres: 1.1

Assessor's Parcel No.: 282-121-011

Section: 21

Twp.: 4S

Range: 6W

Base: SBBM

Within 2 Miles: State Hwy #: NA

Waterways: NA

Airports: NA

Railways: NA

Schools: See Page 3

**Document Type:**

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

**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 \_\_\_\_\_ Acres \_\_\_\_\_  
☒ Office: Sq.ft. 24,712 Acres 1.1 Employees 82  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Educational: \_\_\_\_\_  
☐ Recreational: \_\_\_\_\_  
☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ MW  
☐ Waste Treatment: Type \_\_\_\_\_ MGD  
☐ Hazardous Waste: Type \_\_\_\_\_  
☐ 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 Cultural

**Present Land Use/Zoning/General Plan Designation:**

CR- Commercial/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 # _____                  | <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 June 8, 2026 Ending Date July 8, 2026

---

### Lead Agency (Complete if applicable):

|                                                |                                             |
|------------------------------------------------|---------------------------------------------|
| Consulting Firm: <u>EPC Environmental, Inc</u> | Applicant: <u>John Soldat, CPA</u>          |
| Address: <u>1180 Pierce Street, Suite 200</u>  | Address: <u>1902 Fullerton Avenue, #201</u> |
| City/State/Zip: <u>Riverside, CA 92505</u>     | City/State/Zip: <u>Corona, CA 92881</u>     |
| Contact: <u>Ernest Perea</u>                   | Phone: <u>(951) 737-7047</u>                |
| Phone: <u>(951) 310-3010</u>                   |                                             |

---

Signature of Lead Agency Representative:  Date: 06/03/2026

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

**Schools within 2 miles of Project Site:**

- Woodrow Wilson Elementary School
- Temescal Valley Elementary School

**Project Description:**

PPT230008 is a proposal to construct a 23,550-square-foot-conditioned medical office shell building. The project features 3 stories of medical office area situated over a ground-floor parking level, supplemented by additional exterior parking on a 1.1-acre site.