



John Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Notice of Intent to Adopt a Mitigated Negative Declaration

DATE: June 3, 2026,

TO: Responsible/Trustee Agencies/Parties of Interest

PROJECT CASE NO./TITLE: Plot Plan No. 230008 (PPT230008)

PROJECT LOCATION: The Temescal Canyon Office Building Project ("Project") is located in unincorporated Riverside County on the west side of Temescal Canyon Road, specifically between addresses 21653 and 21705 (Figures 1 and 2). As shown in the Regional Vicinity Map (Figure 1), the 1.1-acre site consists of one parcel (APN 282-121-011). It is situated west of Interstate 15 (I-15) and is bounded by Temescal Canyon Road to the east, between Dos Lagos Drive and Foster Road.

The following approval is requested from the County of Riverside to Implement the Project:

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.

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409
Attn: Elizabeth Mora-Rodriguez, Project Planner

PROJECT SPONSOR:

Applicant: John Soldat
1902 Fullerton Avenue
Corona, CA 92881
email: John@johnsoldatcpa.com

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department has prepared a Draft Mitigated Negative Declaration (MND) for the above-described project. The purpose of this notice is to solicit feedback from your agency on the contents of the Draft- MND. Information in that regard should be submitted to this office as soon as possible, but not later than the **thirty (30) day public review period from:**

Monday, June 8, 2026, to Wednesday, July 8, 2026 at 5:00 p.m.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS:

Cumulative effects that would result from implementation of the Project have been evaluated throughout the MND, which concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance with the incorporation of mitigation measures identified herein and included in the Project's conditions of approval. Analysis of the Project determined that there were potentially significant impacts related to:

- Biological Resources
- Cultural Resources
- Paleontological Resources
- Tribal Cultural Resources



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PUBLIC HEARINGS:

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.

Please send all written correspondence

to:

Riverside County Planning Department
Attn: Elizabeth Mora-Rodriguez
P.O. Box 1409
Riverside, CA 92502-1409
Email: emorarodriguez@rivco.org

The Mitigated Negative Declaration is available on-line at: <https://planning.rctlma.org/environmental-notices-ceqa> under Environmental Noticing. If you have any questions please contact Elizabeth Mora-Rodriguez, Project Planner at (951) 955-3024.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

A handwritten signature in black ink, appearing to read 'E. Mora-Rodriguez', is written over a horizontal line.

Elizabeth Mora-Rodriguez Project Planner

Figure 1: Project Location Map

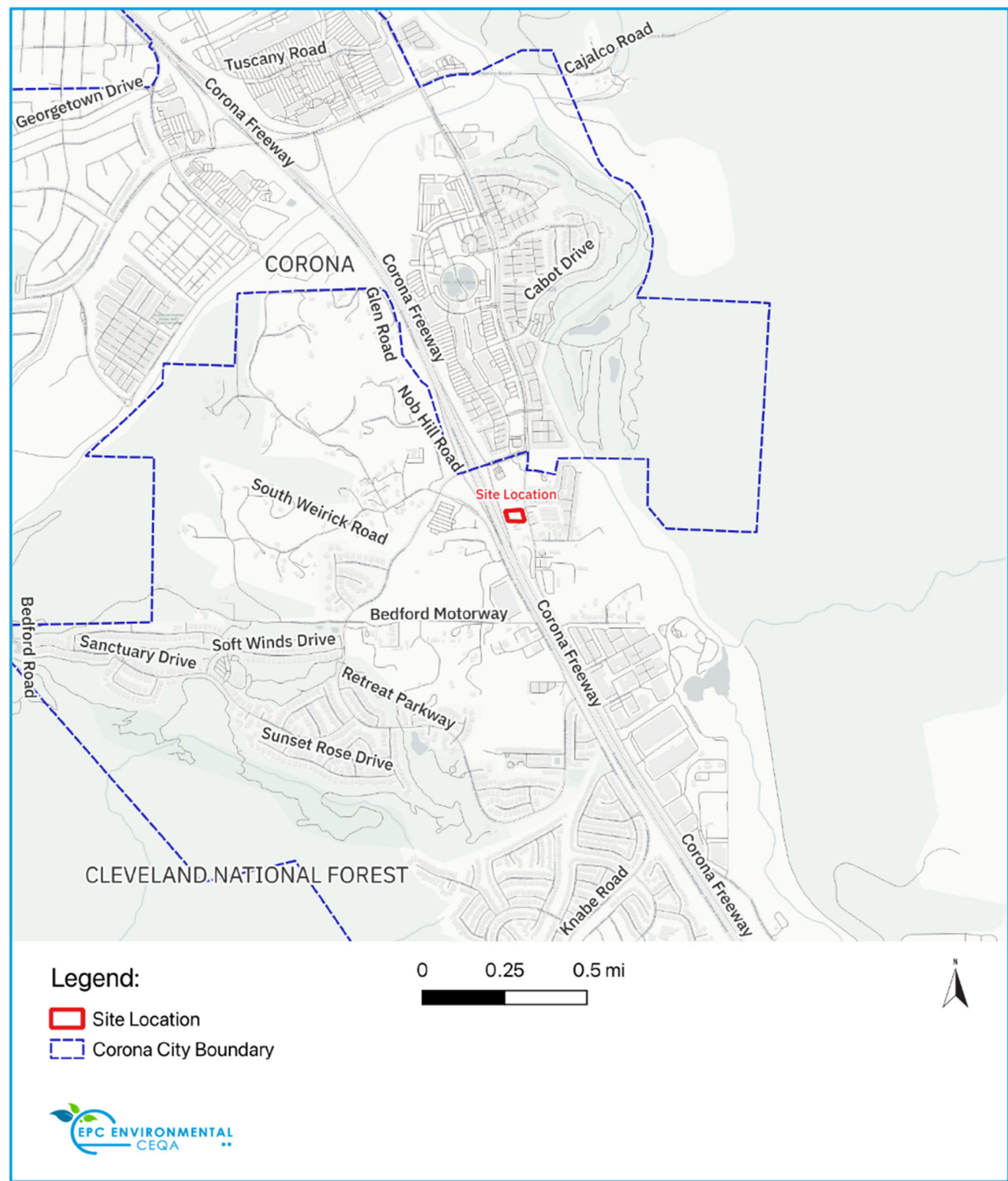


Figure 2: Zoning Map

