

**NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF EIR SCOPING MEETING FOR TEMESCAL VALLEY COMMERCE CENTER (GENERAL PLAN AMENDMENT 200007, CHANGE OF ZONE 2000028, AND CONDITIONAL USE PERMIT 200044)**

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Temescal Canyon Area Plan of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

**Project Case No./Title:** Temescal Valley Commerce Center (General Plan Amendment 200007, Change of Zone 2000028, and Conditional Use Permit 200044)

**Project Applicant:** Dawson Canyon, LLC

**Project Location:** Unincorporated Riverside County, East of Temescal Canyon Road, southeast of Dawson Canyon Road, and north and south of Park Canyon Road.

**Project Description:** The Project consists of applications for a General Plan Amendment (GPA 200007), Change of Zone (CZ 2000028), and Conditional Use Permit (CUP 200044) to allow for future development of a 46.12-acre property with a "last mile delivery station" warehouse building. The proposed building would comprise 183,456 s.f. of building area on approximately 40.53 acres. The proposed building would have 15 loading dock spaces and associated parking areas for passenger vehicles, vans, and truck trailers, as well as vehicle maintenance areas. Approximately 1.90 acres in the northeast corner of the Project site would be dedicated to the Western Riverside County Multiple Species Habitat Conservation Plan 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 southeast Project site boundary. Approximately 3.69 acres are proposed as dedicated right-of-way for Temescal Canyon Road and Park Canyon Road. In addition, proposed GPA 200007 would remove the 46.12-acre property from the boundaries of the Serrano Policy Area, as identified by the Temescal Canyon Area Plan of the Riverside County General Plan.

**Scoping Meeting Information:** A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; as well as inform the public of the nature and extent of the proposed Project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merit of the proposed Project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the Project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter

DATE OF SCOPING SESSION: **January 11, 2021**

LOCATION: Teleconference, 4080 Lemon St. Riverside CA 92501 12<sup>th</sup> Floor Conference Room A.

Information on how to participate in the Scoping Session and future hearings will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this Project please contact Project Planner Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at [pnanthav@rivco.org](mailto:pnanthav@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

**Public Comments:** The NOP review period starts December 30, 2020 and ends February 1, 2021. The Riverside County Planning Department requests your careful review and considering of this notice, and invites written comments from interested agencies, persons, and organizations regarding the preparation of the EIR. Due to the time limits mandated by State law, your comments must be sent to the Riverside County Planning Department by the close of business, 5:00 P.M., on February 1, 2021. Please include a contact person at your agency or organization. You may also provide oral or written comments in person at the Scoping Meeting noted above. Please send your comments to [Phayvanh Nanthavongdouangsy](mailto:Phayvanh.Nanthavongdouangsy) at the following address.

**Lead Agency/Contact:** Riverside County Planning Department/Attn: Phayvanh Nanthavongdouangsy

**Street Address:** 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501

**Mailing Address:** P.O. Box 1409 Riverside CA 92506-1409

**Email:** [pnanthav@rivco.org](mailto:pnanthav@rivco.org), or **Phone:** (951) 955-6573

If you have any questions regarding the Project or this notice, please contact Phayvanh Nanthavongdouangsy, Project Planner at 951-955-6573 ([pnanthav@rivco.org](mailto:pnanthav@rivco.org)).