

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

101B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 20, 2015

SUBJECT: PLOT PLAN NO. 25397 (Fast Track Authorization No. 2013-06) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Darrell Clendenen – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northeasterly of Temescal Canyon Road and Interstate 15 and southerly of Leroy Road – 13.07 Acres – Zoning: Manufacturing-Service Commercial (M-SC) – REQUEST: The plot plan proposes to construct a 64,190 sq. ft. manufacturing/warehouse facility with 36,290 sq. ft. of the building designated for manufacturing, 22,000 sq. ft. designated for warehouse, and a total of 5,900 sq. ft. designated for office use. The project also includes 121 standard parking spaces and four (4) accessible parking spaces. Deposit based funds 100%.

(Continued on next page)

Departmental Concurrence



Steve Weiss, AICP
Planning Director



Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: APPROVE

BY: 

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 1

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25397 (Fast Track Authorization No. 2013-06)**

DATE: August 20, 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42607**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25397, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The plot plan proposes to construct a 64,190 sq. ft. manufacturing/warehouse facility with 36,290 sq. ft. of the building designated for manufacturing, 22,000 sq. ft. designated for warehouse, and a total of 5,900 sq. ft. designated for office use. The project also includes 121 standard parking spaces and four (4) accessible parking spaces.

This project has Fast Track status, per Board Policy A-32. This project creates at least 150 new, permanent, full-time jobs.

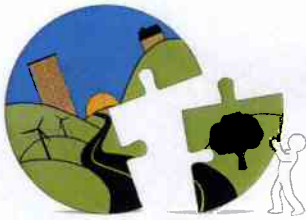
The project site is located northeasterly of Temescal Canyon Road and Interstate 15 and southerly of Leroy Road.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department staff

ATTACHMENTS:

- A. **STAFF REPORT**
- B. **ENVIRONMENTAL ASSESSMENT NO. 42607**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: August 20, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PLOT PLAN NO. 25397 (Fast track Authorization No. 2013-06)
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Damaris Abraham
Board of Supervisors:

PLOT PLAN NO. 25397 (FTA 2013-06)
Environmental Assessment No. 42607
Applicant: Darrell Clendenen
Engineer/Representative: LDDC Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to construct a 64,190 sq. ft. manufacturing/warehouse facility with 36,290 sq. ft. of the building designated for manufacturing, 22,000 sq. ft. designated for warehouse, and a total of 5,900 sq. ft. designated for office use. The project also includes 121 standard parking spaces and four (4) accessible parking spaces.

The project site is located northeasterly of Temescal Canyon Road and Interstate 15 and southerly of Leroy Road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north, south, and east
Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) to the west
3. Existing Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC)
4. Surrounding Zoning (Ex. #2): Specific Plan No. 176 (Wild Rose), Planning Area III-5 to the north
Manufacturing-Service Commercial (M-SC) to the south
Mineral Resources and Related Manufacturing (M-R-A) to the east
Specific Plan No. 176 (Wild Rose), Planning Area III-2 to the west
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Manufacturing and industrial uses to the north and west
Vacant and Interstate 15 to the south
Vacant to the west
7. Project Data: Total Acreage: 13.07
Total Building Square Footage: 64,190
Total Parking: 121
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

PLANNING STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42607**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25397, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) on the Temescal Canyon Area Plan.
2. The Light Industrial land use designation allows for a wide variety of light industrial uses and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses. The project is proposing a manufacturing/warehouse facility.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north, south, and east and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) to the west.
4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The proposed use, a manufacturing/warehouse facility, is a permitted use, subject to approval of a plot plan in the M-SC zone, in accordance with Section 11.2.b. (1) of Ordinance No. 348.
6. The proposed use, a manufacturing/warehouse facility, is consistent with the development standards (for lot size, setbacks, height requirements, walls, landscaping, parking areas, outside storage areas, and lighting) set forth in the M-SC zone.
 - a. The minimum lot size is 13.07 acres which exceeds the required 10,000 square feet for M-SC zone.
 - b. The building is setback at least 25 ft. from the street.
 - c. The structure will not exceed 40 feet in height at the yard setback line.
 - d. A minimum of 10 percent of the site proposed for development and a minimum ten foot strip adjacent to street right-of-way line will be landscaped and irrigated.
 - e. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
 - f. Trash Collection Areas will be appropriately screened.
 - g. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
7. The project site is surrounded by properties which are zoned Specific Plan No. 176 (Wild Rose), Planning Area III-5 to the north, Manufacturing-Service Commercial (M-SC) to the south, Mineral

Resources and Related Manufacturing (M-R-A) to the east, and Specific Plan No. 176 (Wild Rose), Planning Area III-2 to the west.

8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
11. This project has Fast Track status, per Board Policy A-32. According to the Fast Track authorization letter, this project creates at least 150 new, permanent, full-time jobs.
12. Environmental Assessment No. 42607 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources
 - c. Geology/Soils
 - d. Greenhouse Gas Emissions
 - e. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone; or,

- b. An Airport Influence Area.
3. The project site is located within:
- a. A High Fire Area;
 - b. A Flood Zone;
 - c. The city of Corona sphere of influence;
 - d. The boundaries of the Corona-Norco Unified School District; and,
 - e. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 283-110-051 and 283-110-057.

DA:da

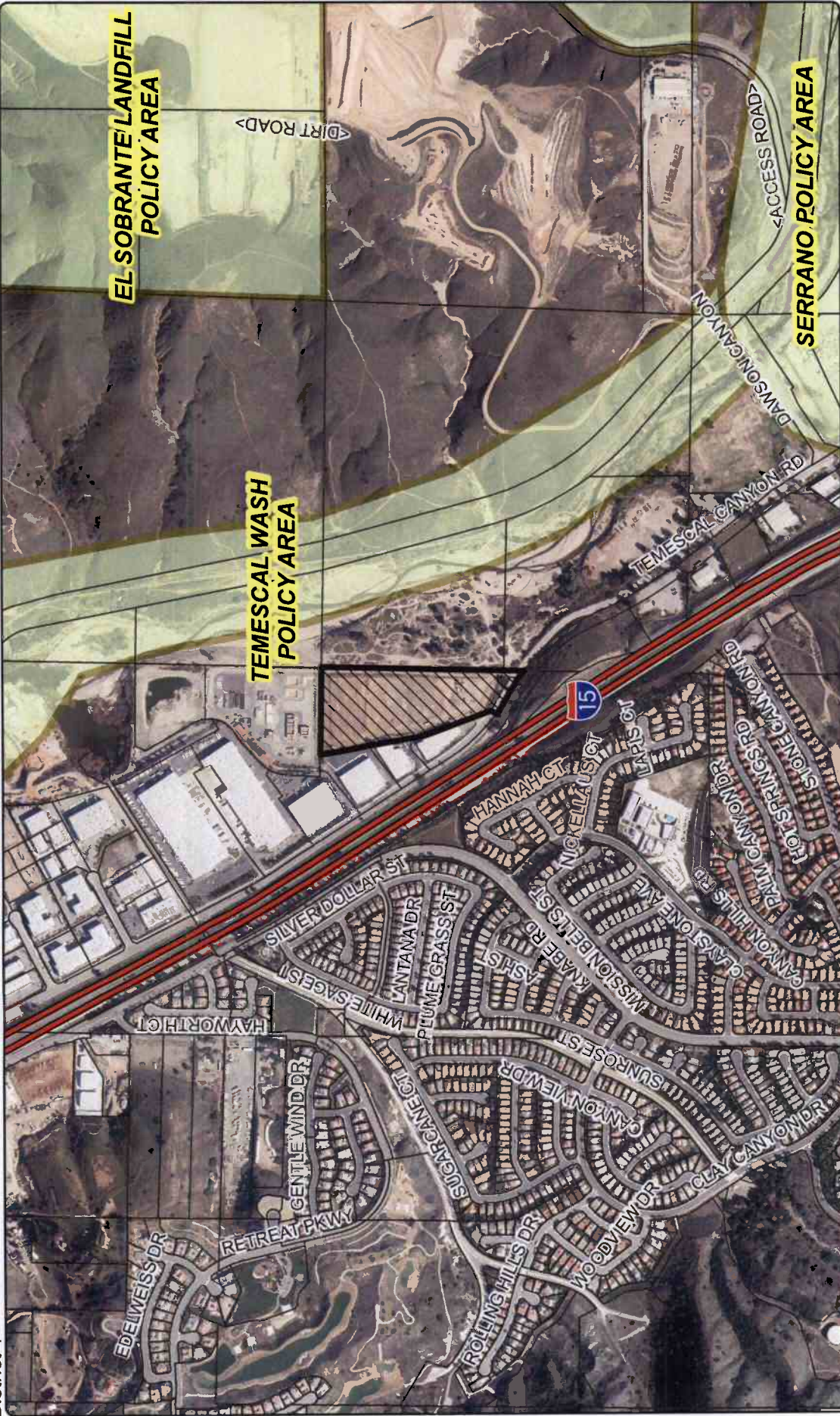
Y:\Planning Case Files-Riverside office\PP25397\DH-PC-BOS Hearings\BOS\PP25397.draft Staff Report.docx

Date Revised: 08/05/15

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25397
VICINITY/POLICY AREAS**

Supervisor Jeffries
District 1

Date Drawn: 04/10/2015
Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan designations are shown on the map. For further information, please contact the Planning Department office in Riverside at (951) 955-2000 (Riverside County) or in Palm Desert at (760) 965-8277 (Palm Desert County) or Website: <http://planning.cofriverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25397

LAND USE

Supervisor Jeffries

District 1

Date Drawn: 04/10/2015

Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rclaplan.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25397

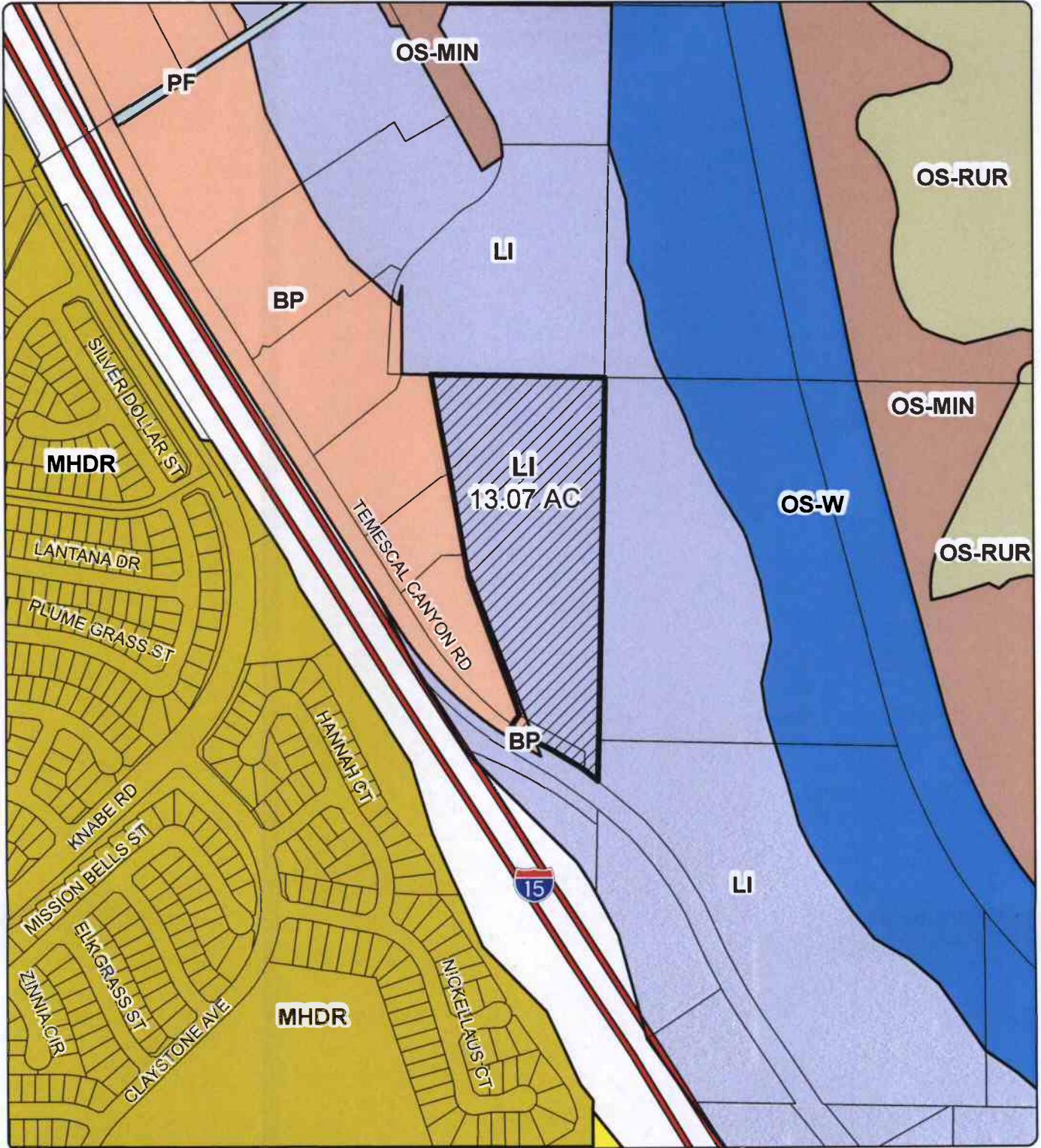
Date Drawn: 04/10/2015

Supervisor Jeffries

District 1

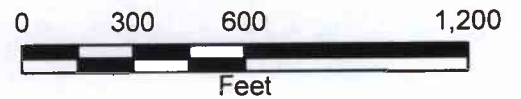
EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER. On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25397

Date Drawn: 04/10/2015

Supervisor Jeffries

District 1

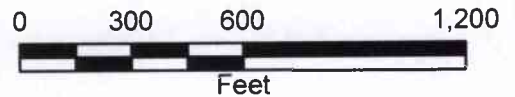
EXISTING ZONING

Exhibit 2



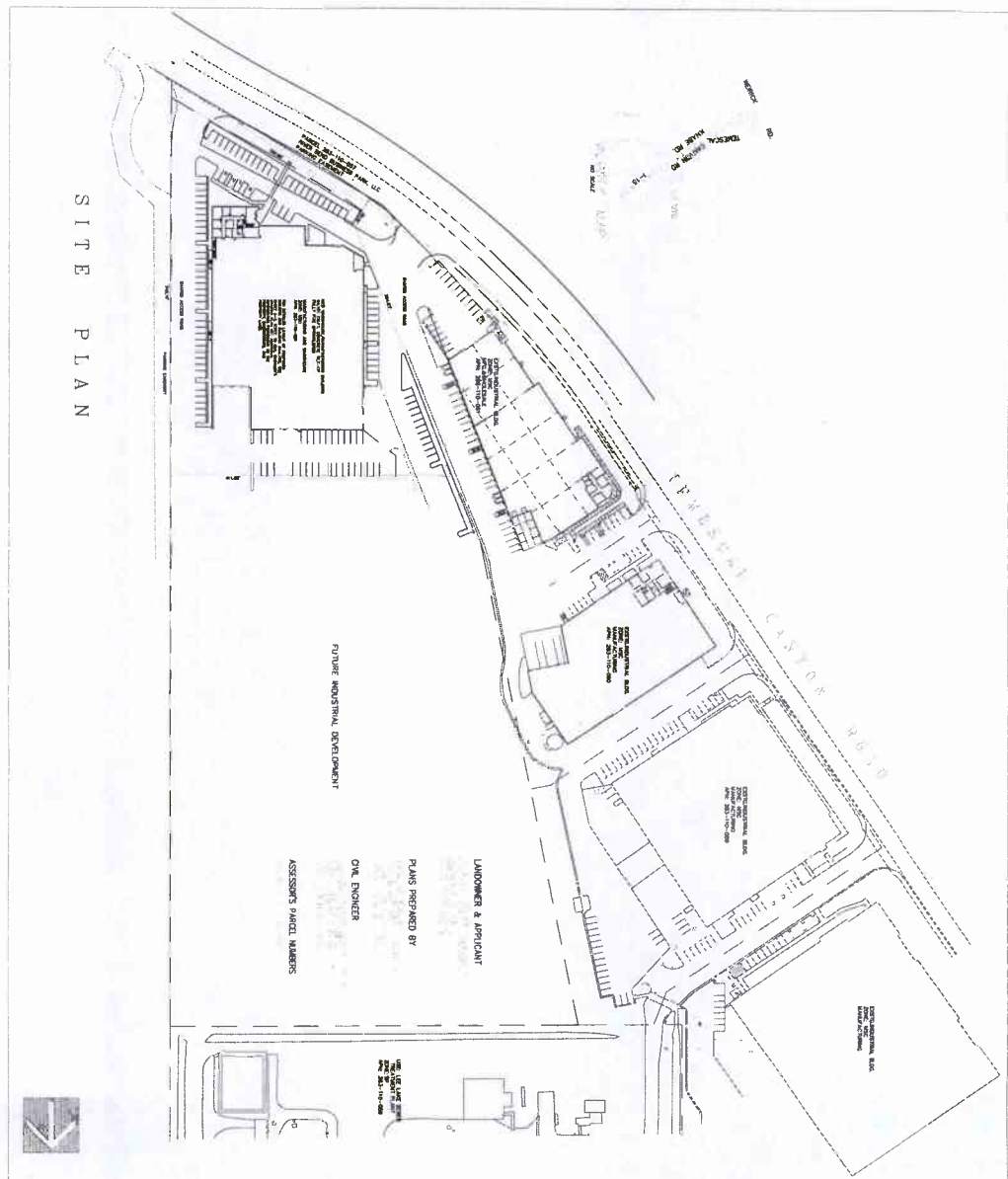
Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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S I T E
P L A N



DATE	06/10/15
SCALE	1" = 50 FT
NO.	15-22
PROJECT	WAREHOUSE
A-1	

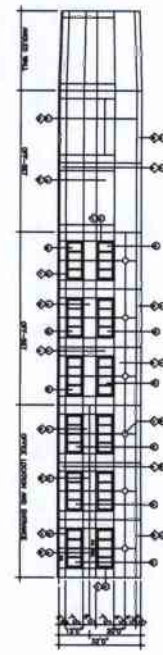
WAREHOUSE/MANUFACTURING BUILDING
 VIA DEL RIO BUSINESS PARK
 22740 TEMESCAL CANYON ROAD
 RIVERSIDE COUNTY, CALIF.
 CONTACT: CLENDENEN DEVELOPMENT, DARRELL CLENDENEN
 4, 806 DATE STREET, SUITE 203A
 MURBETA, CALIFORNIA 92562, PHONE (951) 271-0738

HARVEL & ASSOCIATES

CELL 928 978-2723
 5144 ARDEN DRIVE, TEMPLE CITY, CA 91780
 EMAIL: cadronlog_e_ash@yahoo.com

DATE	06/10/15
SCALE	1" = 50 FT
NO.	15-22
PROJECT	WAREHOUSE

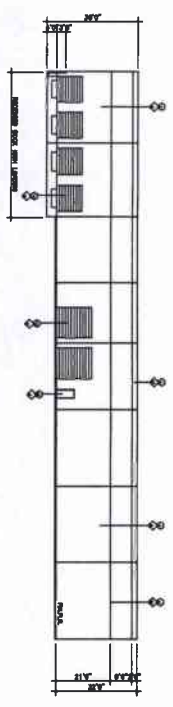
CASE: PP25397, AMD. #2
 EXHIBIT: A
 DATE: 06/10/15
 PLANNER: D. ABRAHAM



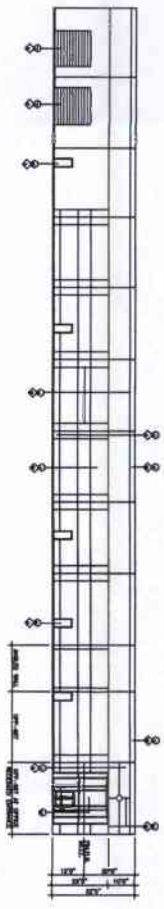
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

- ELEVATION NOTES:**
- 1. EXTERIOR FINISH: CONCRETE MASONRY - FINISHED
 - 2. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 3. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 4. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 5. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 6. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 7. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 8. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 9. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 10. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN

- COLOR SCHEDULE:**
- 1. EXTERIOR FINISH: CONCRETE MASONRY - FINISHED
 - 2. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 3. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 4. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 5. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 6. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 7. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 8. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 9. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN
 - 10. 1/2" THICK BRICK VENEER ON EXTERIOR WALLS IN

DATE	06/10/15
SCALE	1/4" = 1'-0"
PROJECT	WAREHOUSE/MANUFACTURING BUILDING
NO.	A-3

WAREHOUSE/MANUFACTURING BUILDING
 VIA DEL RIO BUSINESS PARK
 22740 TEMESCAL CANYON ROAD
 RIVERSIDE COUNTY, CALIF.
 CONTACT: CLENDENEN DEVELOPMENT, DARRELL CLENDENEN
 41808 DATE STREET, SUITE 203A
 MURRIETA, CALIFORNIA 92562 PHONE (951) 271-0736

HARVEL & ASSOCIATES

CELL: 925-875-3733
 5144 ARDEN DRIVE, TEMPLE CITY, CA 91780
 EMAIL: cobventago_hah@yahoo.com

NO.	DATE	DESCRIPTION

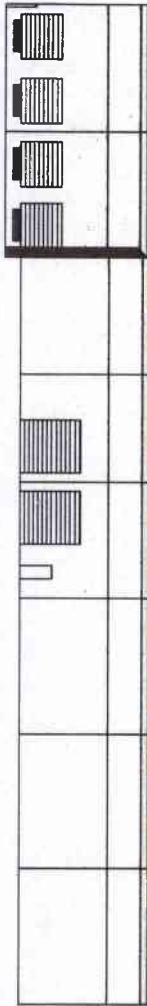
CASE: PP25397, AMD. #2
 EXHIBIT: B
 DATE: 06/10/15
 PLANNER: D. ABRAHAM



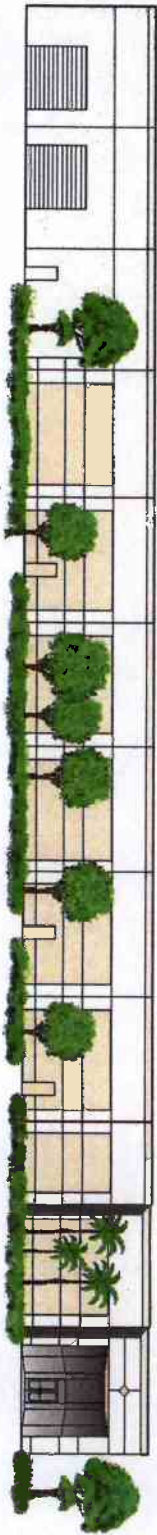
SOUTH



EAST



NORTH



WEST

EXTERIOR ELEVATIONS

CASE: PP25397, AMD. #2
EXHIBIT: M
DATE: 06/10/15
PLANNER: D. ABRAHAM



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42607
Project Case Type (s) and Number(s): Plot Plan No. 25397
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Darrell Clendenen
Applicant's Address: 41606 Date Street, Suite 203A, Murrieta, CA 92562
Engineer's Name: LDDC Engineering
Engineer's Address: 2313 E. Philadelphia Street, Suite F, Ontario, CA 91761

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes to construct a 64,190 sq. ft. manufacturing/warehouse facility with 36,290 sq. ft. of the building designated for manufacturing, 22,000 sq. ft. designated for warehouse, and a total of 5,900 sq. ft. designated for office use. The project also includes 121 standard parking spaces and four (4) accessible parking spaces.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 13.07 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 13.07	Lots: 1	Sq. Ft. of Bldg. Area: 64,190	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 283-110-051 and 283-110-057

E. Street References: Northeasterly of Temescal Canyon Road and Interstate 15 and southerly of Leroy Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 West, Section 27

A. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and is surrounded by Manufacturing and industrial uses to the north and west, vacant and Interstate 15 to the south, and vacant to the west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.

2. **Circulation:** The proposed project will add overall trips to the area. However, the project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project proposes a 64,190 sq. ft. manufacturing/warehouse facility. There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** An Air Quality Report entitled "Air Quality, Analysis 'The Quarry'", dated April 18, 2008 and a Greenhouse Gas Impact Analysis "The Quarry", dated May 21, 2015 was submitted for this project. The project has been conditioned to comply with the recommendations and mitigations of the air quality analysis. The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Light Industrial (LI) (0.25-0.60 Floor Area Ratio)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

A. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north, south, and east and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) to the west.

B. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

C. Existing Zoning: Manufacturing-Service Commercial (M-SC)

D. Proposed Zoning, if any: Not Applicable

E. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Specific Plan No. 176 (Wild Rose), Planning Area III-5 to the north, Manufacturing-Service Commercial (M-SC) to the south, Mineral Resources and Related Manufacturing (M-R-A) to the east, and Specific Plan No. 176 (Wild Rose), Planning Area III-2 to the west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162

exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

July 22, 2015
Date

Damaris Abraham
Printed Name

For Steve Weiss, AICP, Planning Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project site is located less than a quarter of a mile away from Interstate 15, which is a county eligible scenic highway. The proposed project is obstructed from view by other projects in the area; however, the project site will include landscape buffers consisting of thick trees along the property boundaries. Therefore, it is not anticipated that the proposed project will cause a substantial effect upon the eligible scenic highway corridor. Therefore, the impact is considered less than significant.

b) The proposed project site was previously used for mining and is heavily disturbed. Therefore, proposed project site does not contain scenic resources such as rock outcroppings or unique or landmark features and shall not obstruct any prominent scenic vista or view open to the public. The proposed building has many architecture features and is not anticipated to be offensive to public views and also incorporates a landscaped buffer around the project site. In addition the project is surrounded by similar industrial uses to the north and west. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the GIS Database, the project is located 46.96 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the General Plan as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light; however this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project is not adjacent to residential uses. Therefore, the proposed project shall not expose residential property to unacceptable light levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Local Importance" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The proposed project is not located adjacent to agriculturally zone property; therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, there is no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, "Air Quality Analysis Report 'The Quarry'", prepared by Chambers group, Inc., dated April 18, 2008; "Greenhouse Gas Impact Analysis 'The Quarry' Temescal Canyon Road, Corona, CA 92883", prepared by Enviroassessors, Inc., dated May 21, 2015

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP).

a) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. The Air Quality Report determined that the proposed project would not create either short or long term significant quantities of criteria pollutants or result in significant localized air quality impacts. The report concluded that the project is consistent with the goals of the AQMP and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply to SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such is not denote mitigation under CEQA. Application of building coating could exceed the daily threshold for Volatile Organic Compound (VOC) emissions. Paint application shall be extended over four months to ensure that VOC levels are below SCAQMD regional thresholds of significance for VOC emissions. If paint applications on the buildings needs to be accelerated such that the total time for paint application will be less than four months, paint shall be applied with High Velocity Low Pressure (HVLP) spray equipment or hand application in order for VOC emissions to remain below regulatory thresholds. (COA 10.PLANNING.36) With the incorporation of the recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD threshold levels and, from an air quality perspective, the project will have a less than significant impact.

The major source of long-term air quality impacts is that associated with the emissions produced from project-generated vehicle trips. The report concluded that all emissions are within their respective threshold values and the impact is less than significant. In addition to vehicle trips, the facility would produce emissions from on-site sources. The combustion of natural gas for heating the structures and water would occur. Landscaping maintenance will require the use of gardening equipment and their attendant emissions. Additionally, the structures would be maintained and this requires repainting over time that releases VOC emissions. The air quality report concluded that all emissions are within their respective criteria and the impact is less than significant.

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The air quality report determined that the project is not anticipated to generate substantial point source emissions. Therefore, this impact is considered less than significant.

f) Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Painting and surface coating shall be limited to an aggregate area of not more than 6,410 square feet per day during any phase of construction or paints and surface coatings shall be limited to a VOC content of not more than 117 grams per liter of VOC content. (COA 10.PLANNING.36)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) The proposed project is not located in an MSHCP Criteria Cell, however a Cell (No. 2931) is directly adjacent to the east and associated with the Temescal Canyon Wash. To ensure that lighting along the eastern portion of the project is shielded to keep light out of the MSHCP Conservation area the project is conditioned to provide a lighting plan prior to a grading permit issuance to the