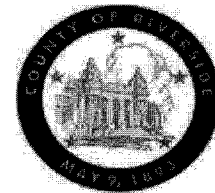


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.2

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, November 8, 2016

SUBJECT: TLMA-PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2 – EA42305 – Applicant: Acker-Stone – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan - General Plan: Rural: Rural Residential Rural (R:RR) – Location: Easterly of Temescal Canyon Road and northerly of Horsethief Canyon Road – 16.22 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: Receive and File the Notice of Decision by the Planning Commission to adopt the mitigated negative declaration and approve Conditional Use Permit No. 3078 Revision No. 2 which: 1) deletes Condition No. 24 of Conditional Use Permit (CUP2931) related to the expiration of permit; 2) extends the Conditional Use Permit by an additional 10 years; and 3) expands the project site by an additional 9.98 gross acres consisting of two additional parcels, to be used for storage. APN: 391-100-022, 391-100-001, 391-100-002 – Related Cases: CUP2931. [Deposit based funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on August 3, 2016.

Consent

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|--------------------------------------|----------------------|-------------------|-------------------|--------------|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: Deposit Based Funds | | | Budget Adjustment | |
| | | | For Fiscal Year: | |

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: November 8, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

1-2

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

BACKGROUND:

Acker Stone, located at 13296 Temescal Canyon Road, is a concrete paver manufacturing plant that has been in operation since 1988. It was originally approved under Conditional Use Permit (CUP No. 2931) in 1987. Since original project approval, the CUP was amended once to include a 1,632 square foot office addition (CUP No. 02931S1).

Subsequently, in need of additional space to store their materials and increase the life of their CUP, the applicant applied for Conditional Use Permit No. 2931 Revision No. 2 (CUP02931R2). No new buildings are proposed with this proposed expansion. This outdoor area is intended to store, at a controlled height, pallets, pavers and loose sand. Also, within a specified timeframe, the proposed expansion area must be cleaned up of unsightly debris and approved landscape screening installed along Temescal Canyon Road and the eastern project boundary. Expansion of the 9.98 acre outdoor storage area also necessitates the dedication of 1.02 acres of that expansion area be permanently conserved and dedicated per the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The Planning Commission heard the project on August 3, 2016, considered any public testimony discussed regarding the project, closed the public hearing and made a motion to adopt the Mitigated Negative Declaration for EA No. 42305 and approve Conditional Use Permit No. 2931R2. The recommended motion by the Planning Commission was approved by a 4-0 vote with one commissioner absent.

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless, within 10 days after this Notice of Decision appears on the Board's agenda, the applicant or an interested person files an appeal with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the item set for a subsequent public hearing.

Impact on Citizens and Businesses

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

ATTACHMENTS (if any, in this order):

- A. Planning Commission Memo**
- B. Planning Commission Staff Report**
- C. Planning Commission Minutes**



Steve Weiss AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: August 3, 2016

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.3 (Conditional Use Permit No. 2931R2)

To the Honorable Chair,

Any reference to a "Concrete Batch Plant" in the staff report and conditions of approval will be removed, as the use manufactures and stores concrete pavers.

Conditions 60 EPD 003 and 70 EPD 001 have been changed to state, "....or prior to the issuance of a building permit or within 60 days of approval to be fully executed within 180 days of approval, whichever comes first."

Conditions 20 Planning 5 and 20 Planning 6 have been altered to add the language, "Conditions in the Planning 80 and 90 series do not apply to existing unpermitted buildings"

Conditions 10 Every 1, and 20 Planning 2 have been revised to state, " The Life of Conditional Use Permit No. 2931R2 shall terminate on _____. This permit shall thereafter be null and void of no effect whatsoever."

Additional Findings will be added to the Staff Report:

- a. ELAP 1.2 states, "Require the development of contiguous areas designated as Light Industrial to be designed in a coordinated manner." The project is an existing industrial use with existing industrial uses directly across the street. The additional storage area is conditioned (20 PLANNING 8) to be cleaned up where drive isles are cleared up and defined, and approved landscape screening shall be installed."
- b. ELAP 1.3 states, " Require that all commercial and industrial uses be sensitive to environmental hazards and not substantially impact environmental resources." A General Biological resource Assessment Survey was conducted and prepared by LSA Associates, Inc. for the project, which provided the Multi Species Habitat Conservation Plan consistency. It was determined through approval of HANS1821 that 1.02 acres shall be dedicated to the Multi Species Habitat

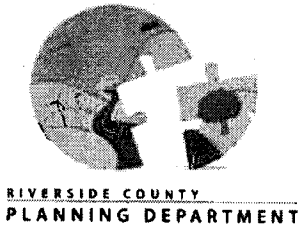
Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

Conservation Plan. The Environmental Assessment found that the project site does not contain any sensitive species and no additional surveys for other species are required. With implementation of mitigation measures potential impacts are reduced making the project consistent with the policies of the MSHCP.

- c. ELAP 1.4 states, "Require commercial and industrial uses to not substantially impact circulation systems." The facility is existing and has been in operation since 1987. The extension of the life of the Conditional Use Permit and additional expansion area will not generate additional traffic more than what is currently existing. The project will not change the current roadway configurations nor alter the area in such a way as to introduce a new hazard or increase hazards.
- d. Under the current Conditional Use Permit the land use approval was set to expire on December 9, 2012. The applicant filed for the extension in April 2010 through this Conditional Use Permit Revision (CUP02931R2). The expiration date was put on hold as the Revised Conditional Use Permit went through the application process.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 3, 2016**

1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31374 – Applicant: Neil D. Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: Southerly of Grand Avenue, easterly of Blanche Drive, and northerly of Union Avenue – 5.23 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: This proposal is to subdivide 5.23 acres of 7.06 acre lot into 24 single family residential lots with minimum lot size of 7,200 sq. ft. and one (1) detention basin – **REQUEST:** First Extension Of Time Request for Tentative Tract Map No. 31374, extending the expiration date to November 8, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Planning Commission Action:

Motion by Commissioner Valdivia,
Second by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)

APPROVED FIRST EXTENSION OF TIME
for Tentative Tract Map No. 31374.

1.2 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32026 – Applicant: Erik Lunde – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Rural Community: Very Low Density Residential (RC-VLDR), Community Development: Medium Density Residential – Location: Southerly of Grand Ave, westerly of Doolittle Ct., and easterly of Mountainous Dr. – 89.9 Gross acres – Zoning: One Family Dwelling (R-5) Five Acre Minimum, One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000) – Approved Project Description: Schedule A subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at

Planning Commission Action:

Motion by Commissioner Valdivia,
Second by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)

APPROVED FIRST EXTENSION OF TIME
for Tentative Tract Map No. 32026.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 3, 2016**

twheeler@rctlma.org.

- 1.3 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32165M1** – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and westerly of Hansen Avenue – 49.9 Acres – Zoning: Residential Agriculture (R-A) and Rural Residential (R-R) – Approved Project Description: Schedule: B –to modify the Environmental Health Department's Conditions of Approval regarding required sewer facilities on the previously approved Tentative Map (TR32165) by changing from sewer to septic and adjusting minimum lot size from 20,000 sq. ft. to 21,780 sq. ft. This will result in a reduction of lots from 78 to 72. With the changes the project is a schedule B subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two water quality basins and one open space lot totaling 7.41 acres. First Extension of Time Request for Tentative Tract Map No. 32165M1, extending the expiration date to December 21, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- Planning Commission Action:**
Motion by Commissioner Valdivia,
Second by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)

APPROVED FIRST EXTENSION OF TIME
for Tentative Tract Map No. 32165M1.

- 1.4 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32064M1** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue and westerly of Hansen Avenue – 31.4 Gross acres – Zoning: Residential Agriculture – (R-A) – Approved Project Description: Schedule B – to subdivide 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one detention basin. **REQUEST:** Second Extension Of Time Request for Tentative Tract Map No. 32064m1, extending the expiration date to May 25th, 2017. Project Planner: Tim Wheeler
- Planning Commission Action:**
Motion by Commissioner Valdivia,
Second by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)

APPROVED SECOND EXTENSION OF TIME for Tentative Tract Map No. 32064M1.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 3, 2016**

at 951-955-6060 or email at
twheeler@rctlma.org.

- 1.5 SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32065 M1 –**
Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Rowley Lane, Southerly of Montgomery Avenue and Easterly of 6th Street – 64.5 Gross acres – Zoning: Residential Agriculture – (R-A) – Approved Project Description: Schedule B – subdivide 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road. **REQUEST:** Second Extension Of Time Request For Tentative Tract Map No. 32065 M1, extending the expiration date to May 25th, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- Planning Commission Action:**
Motion by Commissioner Valdivia,
Second by Commissioner Sanchez,
A vote of 4-0 (Commissioner Hake absent)
- APPROVED SECOND EXTENSION OF TIME** for Tentative Tract Map No. 32065M1.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
- 2.1 NONE**
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**
- 3.1 NONE**
- 4.0 PUBLIC HEARINGS – NEW ITEMS:**
- 4.1 GENERAL PLAN AMENDMENT NO. 1122 (Agriculture Foundation and Entitlement/Policy), ORDINANCE NO. 348.4840, CHANGE OF ZONE NO. 7902, ENVIRONMENTAL IMPACT REPORT NO. 548 –** Intent to Certify Environmental Impact Report - Applicant: County Initiated Proposal – All Supervisorial Districts – Various Area Plans – Various Zoning Areas/Districts – Zone: Various zones at individual project sites – Location: Various County-wide Locations – Project Size: 4,856 gross acres – **REQUEST:** Revise the existing Housing Element in order to adopt a 5th cycle Housing Element in accordance with California Department of Housing and Community Development Regulations; revise 10 General Plan Area Plans ; revise the Land Use Element and
- Planning Commission Action:**
Public Comments: Closed
Motion by Commissioner Leach,
Second by Commissioner Valdivia
A Vote of 4-0 (Commissioner Berger absent)
- CONTINUED TO OCTOBER 5, 2016.**

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 3, 2016**

Safety Element to comply with SB244 and SB1241; revise the Highest Density Residential (HHDR) land use designation; revise and rename the Mixed Use Planning Area (MUPA) land use designation to Mixed Use Area (MUA), and expand the definition of uses and intent of the MUA designation; and redesignate approximately 4,856 acres to either MUA or HHDR to allow future development intended to meet the Regional Housing Needs Assessment (RHNA). Ordinance No. 348.4840 proposes to add two new zone classifications, Highest Density (R-7) and Mixed-Use (MU), to implement the HHDR and MUA Land Use Designations proposed by GPA No. 1122, Change of Zone No. 7902 proposes to rezone areas that were designated MUA or HHDR through GPA No. 1122 to either MU or R-7 zone. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

- 4.2 CHANGE OF ZONE NO. 7910** – No New Environmental Documentation is Required – Applicant: Mohsen and Gilda Tavoussi – Engineer/Representative: Shahriar Etemadi – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (10 Acre Minimum.) – Temecula Valley Wine Country Policy Area - Winery District – Location: Northerly of Santa Rita Road, southerly of Monte Verde Road, easterly of Anza Road and westerly of Los Caballos Road - 20 Gross Acres – Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) – **REQUEST:** Change of Zone to Wine Country - Winery (WC-W) Zone Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Planning Commission Action:

Public Comments: Closed
Motion by Commissioner Berger
Second by Commissioner Valdivia
A vote of 4-0 (Commissioner Hake absent)

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7910.

- 4.3 CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2, AMENDED NO. 3** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Acker-Stone – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan - General Plan: Rural Residential (R-R) – Location: Easterly of Temescal Canyon Road

Planning Commission Action:

Public Comments: Closed
Motion by Commissioner Leach,
Second by Commissioner Valdivia,
A vote of 4-0 (Commissioner Hake absent)

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42305; and,

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 3, 2016**

and northerly of Horsethief Canyon Road – 6.38 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The proposal is to delete condition No. 24 of Conditional Use Permit (CUP2931) related to the expiration of permit. In addition, the applicant proposes to expand the storage area an additional 9.98 Gross Acres which two additional parcels. Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

APPROVED CONDITIONAL USE PERMIT NO. 2931 REVISION NO. 2.

- 4.4** **CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2** – Exempt from CEQA – Owner/Applicant: Daniel Heermann – Eng/Rep: The Altum Group – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley: Community Development: High Density Residential (HDR) (8-14 D.U./Ac) – Location: South of Dillon Road and Aurora Road, west of Langlois Road, and east of Corkill Road – Zoning: Controlled Development Areas (W-2) – 15.8 Acres - **REQUEST:** Conditional Use Permit to extend the life of an existing "Permanent Occupancy" recreational vehicle (RV) park (Section 19.98b, Ordinance 348) by 15 years to July 1, 2031. No new construction is proposed within the existing RV Park. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

Planning Commission Action:

Public Comments: Closed

Motion by Commissioner Sanchez,

Second by Commissioner Valdivia

A vote of 4-0 (Commissioner Hake abstained)

FOUND the project **EXEMPT** from CEQA; and,

APPROVED CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2.

5.0 **WORKSHOP**

5.1 **NONE**


6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

7.0 **DIRECTOR'S REPORT**

8.0 **COMMISSIONER'S COMMENTS**

Agenda Item No.: 4.3
Area Plan: Elsinore
Zoning Area: Alberhill
Supervisory District: First
Project Planner: Brett Dawson
Planning Commission: August 3, 2016

CONDITIONAL USE PERMIT No. 2931, R2
EA. NO. 42305
Applicant: Acker Stone Steve Schamp
Engineer/Representative: Webb and Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 2931, REVISED PERMIT NO. 2. proposes to delete condition No. 24 of Conditional Use Permit (CUP02931) related to the expiration of the permit. The Conditional Use Permit is proposed to be extended for 10 Years as well as an alteration to the existing Acker Stone Industries site that will add 9.9 gross acres (7.69 net acres) to the existing site to create a 16.22 gross acre (13.61 net acres) site. No new buildings are proposed with this expansion.

It has been conditioned that if the owner wishes to extend the permit life further than the proposed 10 years, a revised permit application will need to be filed with the County so the road improvements can be conditioned.

The expansion area is primarily proposed to be utilized as a storage facility for pavers, pallets and loose sand. The pavers are manufactured at the Acker Stone facility. The expansion site is proposed to be graded, gravel put down, and pavers placed over the entire site.

The project site is located easterly of Temescal Canyon Road and northerly of Horsethief Canyon Road.

BACKGROUND

- The project was originally approved under a Conditional Use Permit (CUP No. 2931) in 1987, which permitted the operation of a paver manufacturing plant on 6.31 acres (APN 391-100-022) at 13296 Temescal Canyon Road and has been in operation since 1988.
- In June 1999, the CUP was amended to include a 1,632-square-foot office addition (CUP No.02931S1).
- In April 2010 the applicant applied for a revised Conditional Use Permit (CUP02931R2) to remove condition No.24 of the original Conditional Use Permit causing it to expire, to extend the life of the Conditional Use Permit an additional 10 years, and to expand the storage area an additional 9.98 Gross Acres. No new buildings are proposed with this expansion.

As currently approved, the existing 6.32 acre site includes a 14,400 SF manufacturing plant (5,500 SF manufacturing and 8,900 SF warehouse) that is fully sprinklered, a 1,632 SF office, an 1,800 SF metal building (not sprinklered), three metal buildings attached to the plant totaling 6,800 SF, 33 parking spaces (including 2 handicap access spaces), a 1,500 gallon diesel storage tank, and two 100 gallon propane tanks. The expansion area in this proposal is currently being used for storage without a permit.

It will be graded, decomposed granite laid down and pavers will be laid on top of the granite. Then will be utilized for the storage of palettes, pavers and loose sand.

The Conditional Use Permit has been conditioned (20 PLANNING 8) that within 6 months of approval, or prior to the issuance of a grading permit whichever occurs first, a Certificate of parcel merger shall be reviewed and approved by the Planning Department. Additionally, within 6 months the expansion site shall be cleaned up where drive isles are cleared up and defined, and approved landscape screening shall be installed.

Of the 9.9 gross additional acres proposed by this Project, 1.02 gross acres will be dedicated to the County of Riverside for Multi Species Habitat Conservation Plan Intake No. 1821, and 1.46 gross acres for roadway. There will be a 40 foot MSHCP setback together with a 20 feet sediment basin and 15 feet of pavers with no storage, creating 75 feet of overall separation between the MSHCP area and the expansion storage area.

The batch processing (mixing the concrete) portion of the stamping process precedes the stamping and is partially outdoors and finishes indoors. Raw materials (sand and aggregate) are raised from an outside grated pit by belt conveyor to one of four silos, weighed and measured, then transferred by skip hoist up to the mixers inside the manufacturing building; cement, pigment, admix and water are combined in a mixer with the contents from the skip hoist. The result is delivered by overhead crane to one to the two Schlosser Board Machines.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Light Industrial (LI) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) to the north, west and east, Open Space: Water (OS-W) to the northeast and Light Industrial (LI) to the south and west. |
| 3. Existing Zoning: | Manufacturing: Service Commercial (M-SC) |
| 4. Surrounding Zoning: | Manufacturing: Service Commercial (M-SC) to the east, west and south, and Rural Residential (R-R) zone to the north. |
| 5. Existing Land Use: | Concrete paver production and storage. |
| 6. Surrounding Land Use: | Open space to east and west, mobile home storage and industrial uses to the south, vacant land to the north. |
| 7. Project Data: | Total Acreage: 16.22 |
| 8. Environmental Concerns: | Biological Resources and Cultural Resources |

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42305, 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 CONDITIONAL USE PERMIT NO. 2931 REVISION NO. 2 subject to the attached conditions of approval, and based upon the findings and conclusions included 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 has a General Plan Land Use Designation of Community Development (CD:LI) Light Industrial within the Temescal Wash Policy Area and Warm Springs Policy Area, within the Elsinore Area Plan.
2. The project is located within the Warm Springs Policy Area within the Elsinore Area Plan. The project complies with Warm Springs Policy ELAP 1.2, ELAP 1.3, and ELAP 1.4. The project is located in an area with Light Industrial across the street to the west. The environmental assessment has mitigated that the project is sensitive to environmental hazards and not substantially impact environmental resources and will not impact circulation systems.
3. The project complies with Elsinore Area Plan Policy ELAP 16.1 protect sensitive biological resources in the Elsinore Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.
4. The project site is surrounded by properties which are designated Manufacturing – Service Commercial (M-SC) to the south, and Rural Residential (R-R) to the north.
5. The zoning classification for the subject site is Manufacturing Service Commercial (M SC), across the street to the south are two existing similar light industrial and storage uses.
6. The project has been conditioned (20 PLANNING 8) for parcels 391-100-001, 391-100-002 and 391-100-022 to be merged with a certificate of parcel merger. The Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Permit holder shall submit proof of recordation of the parcel merger with the Planning department within six months of Planning Department approval.
7. The use, a concrete paver production and storage facility consistent with the proposed Light Industrial (LI) General Plan Land Use, and the Manufacturing Service Commercial (M-SC) zoning classification.
8. The use, Manufacture and storage of concrete products, is consistent with the development standards set forth in the Manufacturing Service Commercial (M-SC) zone. Concrete Batch Plants are permitted with a Conditional Use Permit within the M SC zone per Ordinance 348.4818 Section 11.2.C.
9. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan. It was determined through approval of HANS1821 on January 22, 2008, that 1.02 gross acres of the property located in the northeastern corner of the site, nearest the Temescal Wash is required to be dedicated to the County of Riverside for Multiple Species Habitat Conservation Plan. Thus, the proposed Project is consistent with Section 6.1.1 of the Multiple Species Habitat Conservation Plan. The soils on site are sandy loam and are too well drained to support vernal pools or fairy shrimp habitat. The project site does not contain any

sensitive species and no additional surveys required. Thus, the proposed Project is consistent with Section 6.1.2 of the Multiple Species Habitat Conservation Plan.

10. The project is existing, and the new storage area meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787. It meets them by standards for signs identifying streets, roads and buildings large street level addressing. This also includes minimum private water supply reserves for emergency fire use, fuel brakes and green belts, and the overall site contains mostly stacks of non-flammable concrete pavers.
11. This Conditional Use Permit is proposed to be extended for 10 years. It has been conditioned (20 PLANNING 7) that after ten years, road improvements will be required. If the owner wishes to extend the permit life, a revised permit application will need to be filed with the County so the road improvements can be conditioned. Should the years be granted and the completion of construction and the actual use not occur, the approval shall become null and void and of no effect.
12. The project has been conditioned (20 PLANNING 8) to obtain a parcel merger for the parcels, 391-100-001, 391-100-002, and 391-100-022.
13. There is an existing Verizon easement that is located on the expansion area of the property. It is surrounded by a chain link fence. This area will not be altered or affected by the project.
14. Assembly Bill 52 became effective on July 1, 2015. Overall, in order for project consistency with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on July 13, 2015. Of the four Tribes notified, three Tribes requested government-to-government consultation for this project. Several meetings were held at which the meetings concluded with there being no identified Tribal Cultural Resources that could potentially be impacted by the proposed project.
15. Environmental Assessment No. 42305 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Biological Resources

CONCLUSIONS:

1. The project is in conformance with the Light Industrial (LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The 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 existing project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

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 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - c. Area Drainage Plan
 - d. A Dam Inundation Area
 - e. A Historic District
 - f. Tribal Land
 - g. A Specific Plan
 - h. An Agriculture Preserve; or
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area
 - j. An Airport Influence Area
 - k. A Redevelopment Area
 - l. A Fault Zone
3. The project site is located within:
 - a. The city of Lake Elsinore sphere of influence.
 - b. A State Responsibility Fire Area
 - c. A low to moderate liquefaction area.
 - d. The Temescal Wash Policy Area
 - e. The Warm Springs Policy Area
 - f. Alberhill Area Zoning District
 - g. The Elsinore Area Plan
 - h. MSHCP Criteria Area
4. The subject site is currently designated as Assessor's Parcel Numbers 391-100-001, 391-100-002, 391-100-022. The project has been conditioned (20 PLANNING 8) to obtain a parcel merger for the parcels, 391-100-001, 391-100-002, and 391-100-022.
5. This project was reviewed by the Land Development Committee three times, on December 28, 2011, October 22, 2015, and May12, 2016

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42305

Project Case Type (s) and Number(s): Conditional Use Permit No. 2931, Revision No. 2

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside CA 92502

Contact Person: Brett Dawson

Telephone Number: (951)955-0972

Applicant's Name: Acker Stone Industries, Inc.

Applicant's Address: 13296 Temescal Canyon Road, Corona, CA 92883

I. PROJECT INFORMATION

In June 1988, Conditional Permit Number 2931 (CUP02931) was approved for a 6.32 acre manufacturing paver plant. In June 1999, CUP2931 was amended by CUP2931S1, adding 1,632 square feet (SF) of office space. In 2007, Conditional Use Permit 2931, Revised No. 1 (CUP02931R1) was submitted but subsequently withdrawn.

As currently approved, the existing 6.32 acre site, consisting of Assessor Parcel Number (APN) 391-100-022 includes an existing 14,400 SF manufacturing plant (5,500 SF manufacturing and 8,900 SF warehouse) that is fully sprinklered, a 1,632 SF office, an 1,800 SF metal building (not sprinklered), three metal buildings attached to the plant totaling 6,800 SF, 33 parking spaces (including 2 handicap access spaces), a 1,500 gallon diesel storage tank, and two 100 gallon propane tanks.

The proposed Project will add a 9.9 gross acres (expansion site) consisting of APNs 391-100-001 and 391-100-002 to create a 16.22 gross acre site, extend the life of the CUP for the existing paver plant and extend those approvals to the 9.9 acre addition by deleting condition No. 24 of Conditional Use Permit (CUP02931) related to the expiration of the permit. Lastly, the Project includes a Parcel Merger which will include merging APNs 391-100-001, 391-100-002, and 391-100-022.

The proposed Project includes the following land use applications:

Conditional Use Permit No. 2931, Revision No. 2 (CUP02931R2): proposes to add a 9.9 gross acre site consisting of APN's 391-100-001 and 391-100-002 (Expansion Site) to be utilized for storage of palette, pavers and loose sand which was manufactured at the for the existing 6.32 acre Acker Stone Industries site (APN 391-100-022) originally approved under Conditional Use Permit 2931 and 2931S1. Further, CUP02931R2 proposed to add an extension to the life of the CUP for the existing paver manufacturing plant to continue operations (13296 Temescal Canyon Rd, Corona CA 92883). Under the current Conditional Use Permit (CUP02931), the land use approval expired December 9, 2012. Applicant filed for extension of CUP02931 in April 2010 through submittal of application for CUP0293R2. The requested extension of the CUP involves filing of CUP application, and upon approval will allow the existing use as a paver manufacturing plant to continue for ten (10) years. It has been conditioned to file a parcel merger as well. The purpose of the 10 year life on the use permit is to allow for County approval of the Project without roadway improvements. After 10 years, a revised permit application will be required to be filed to the County of Riverside so that Transportation Department can review for road improvements that may be required at that time. Of the 9.9 gross additional acres proposed by this Project, 1.05 gross acres will be dedicated to the County of Riverside for MSHCP Intake No. 1821, and 1.46 gross acres for roadway. The 9.9 acre expansion area of the site is proposed to be

graded with approximately 387,684 square feet of gravel and permeable interlocking concrete pavers placed over the top which will be acquired from the existing paver manufacturing plant. A Water quality landscape treatment buffer is proposed along the MSHCP dedication area.

A. **Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

B. **Total Project Area:** 9.9 gross acres (7.69 net acres)

| | | | |
|-----------------------------------|-----------|----------------------------|---------------------------------|
| Residential Acres: N/A | Lots: N/A | Units: N/A | Projected No. of Residents: N/A |
| Commercial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Industrial Acres: 9.9 gross acres | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Other: N/A | | | |

C. **Assessor's Parcel No(s):** 391-100-001, 391-100-002, and 391-100-022

D. **Street References:** The proposed Project is located north of Temescal Canyon Road and northeast of Horsethief Canyon Road on approximately 9.9 gross acres in an unincorporated area of Riverside County as reflected in **Figure 1, Regional Map** and **Figure 2, Aerial Map**.

E. **Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 5 West, Section 17, San Bernardino Baseline and Meridian, identified on the Alberhill/Lake Mathews USGS Quad Map as reflected in **Figure 3, USGS Topographical Map**

F. **Brief description of the existing environmental setting of the project site and its surroundings:**

Surrounding Land Uses – As shown in Figure 2, Aerial Map, the Project site is bordered by vacant land to the north, east, and west. Temescal Canyon Road lies directly south along with modular building storage facilities and vacant land. The Lakeside Temescal Valley Specific Plan No. 387, a planned residential project, is proposed to the north of the project site. An EIR is being prepared for this Specific Plan and it will be the responsibility of the Lakeside Temescal Valley Specific Plan to analyze the existing paver manufacturing plant use and mitigate for any impacts to future residents.

Existing Site Conditions – The existing CUP No. 2931, which was originally approved in June 1988 and amended in June 1999 under CUP No. 293151, consists of a 6.32 acre site that is used for manufacturing concrete interlocking paving stones for commercial and residential usage. The Project employs 20 office workers and two shifts of six workers each for the manufacturing process. The process of creating interlocking pavers requires basic materials such as sand, gravel, cement, pigment and additives. Manufacturing is done inside one building use two ton Schlosser Board machines. Once the pavers are created they are moved via an automated conveyor belt to a curing chamber two approximately two days, and then moved to a packaging line via the conveyor belt. All equipment used onsite was designed by Schlosser Board except for the plastic wrapping machine and the pallet stacking machine, which double stacks pallets. Onsite equipment includes: eight leased diesel forklifts operating full-time, eight owned diesel forklifts used sparingly, and one wheeled loader. The pavers are then routed to the finished goods storage yard, for sale and shipment. The expansion areas main purpose is for the storage of pallets, and will aid in providing more efficient use of storage and reducing forklift operations. See Figure 4, Line of Sight, for proposed pallet locations. In addition, there are some existing storage containers (non-permanent structures), raw material storage (gravel, concrete brick, sand), and concrete pavers located on the Project site. The vacant house along Temescal Canyon Road has been removed in accordance with County Citation #CV1104749. In addition, the truck trailer shown on the aerial photo will be removed from the expansion area. There

is an existing water tank part of the former residence which is not used. Mostly non-native vegetation and trees exist along the Project site along Temescal Canyon Road (a distance of over 350 feet from the MSHCP Intake area). There is an existing 7-foot high berm along a portion of Temescal Canyon at southeast corner of the site. There is also a fenced, Verizon easement located on the southwestern portion of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Through approval of General Plan Amendment 960 (GPA960), the General Plan land use designation for the proposed Project is Community Development: Light Industrial (CD:LI). GPA No. 960 rectified the original residential land use designation of the site. Therefore, the proposed Project will not conflict with any General Plan Land Use policies.
2. **Circulation:** No circulation changes are proposed. Therefore, the proposed Project will not conflict with the General Plan Circulation Element.
3. **Multipurpose Open Space:** The proposed Project meets all applicable Multipurpose Open Space element policies. The proposed Project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The Modified Project is located within the boundaries of the Western Riverside Multi Species Habitat Conservation Plan (WRMSHCP). The Project has an approved HANS (HANS1108) and 1.05 gross acres of the property located in the northeastern corner of the site, nearest the Temescal Wash, are required to be dedicated to the County of Riverside for MSHCP conservation. Therefore, the proposed Project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and has a low potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is located within a high fire hazard area but does not propose structures to be occupied by humans. There are no known hazardous waste sites in the area. Therefore, the proposed Project will not conflict with any General Plan safety policies.
5. **Noise:** Site disturbance during construction will be minimal and during operation, the site will be utilized for storage of products from the adjacent paver manufacturing plant so noise impacts from the Project during construction and from future on-site activities will not conflict with any General Plan Noise Element policies.
6. **Housing:** Implementation of the Project does not entail the displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the Modified Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes limited site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.

B. General Plan Area Plan(s): Elsinore

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI)

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

F. Policy Area(s), if any: Temescal Wash Policy Area/Warm Springs Policy Area

G. Adjacent and Surrounding:

1. Area Plan(s): Elsinore

2. Foundation Component(s): Rural, Open Space, and Community Development

3. Land Use Designation(s): Rural: Rural Residential (R:RR) to the north, Rural: Rural Residential (R:RR) and Open Space: Open Space-Water(OS:OS-W) to the east, Rural: Rural Residential (R:RR) and Community Development: Light Industrial (CD:LI) to the west, and Community Development: Light Industrial (CD:LI) to the south.

4. Overlay(s), if any: Not applicable

5. Policy Area(s), if any: Temescal Wash Policy Area and Warm Springs Policy Area

H. 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

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

J. Proposed Zoning, if any: No Zone change proposed

K. Adjacent and Surrounding Zoning: Manufacturing – Service Commercial (M-SC) to the south, east and west, Watercourses, Watershed and Conservation Area (W-1) to east, Rural Residential (R-R) to the north

III. 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 type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input 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 checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of |

☐ Greenhouse Gas Emissions

☐ Public Services

Significance

IV. 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.

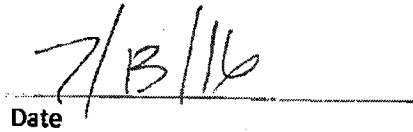
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL 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.

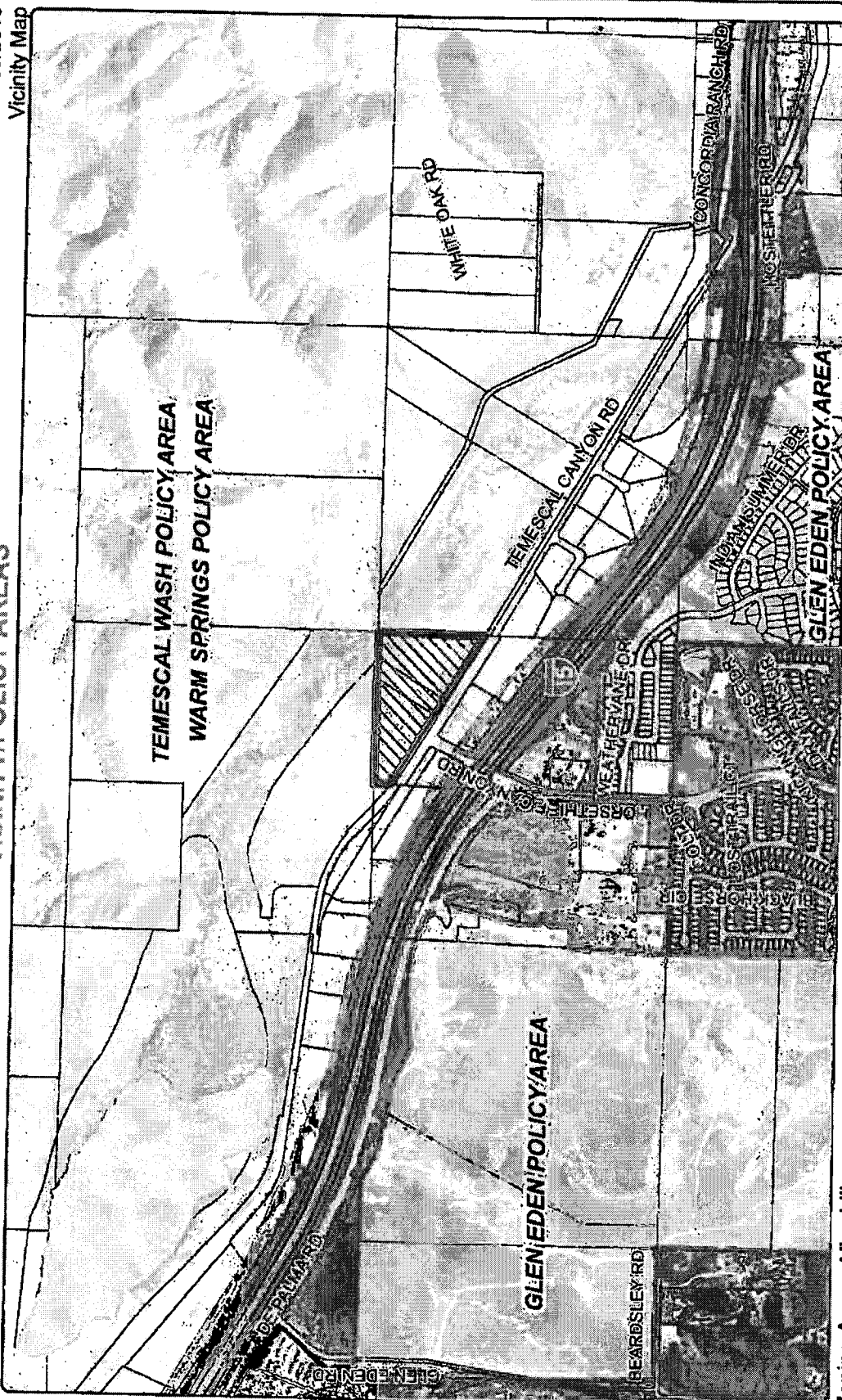

Signature

Brett Dawson, Project Planner
Riverside County Planning Department


Date

**Supervisor: Jeffries
District 1**

Date Drawn: 06/28/2016
Vicinity Map

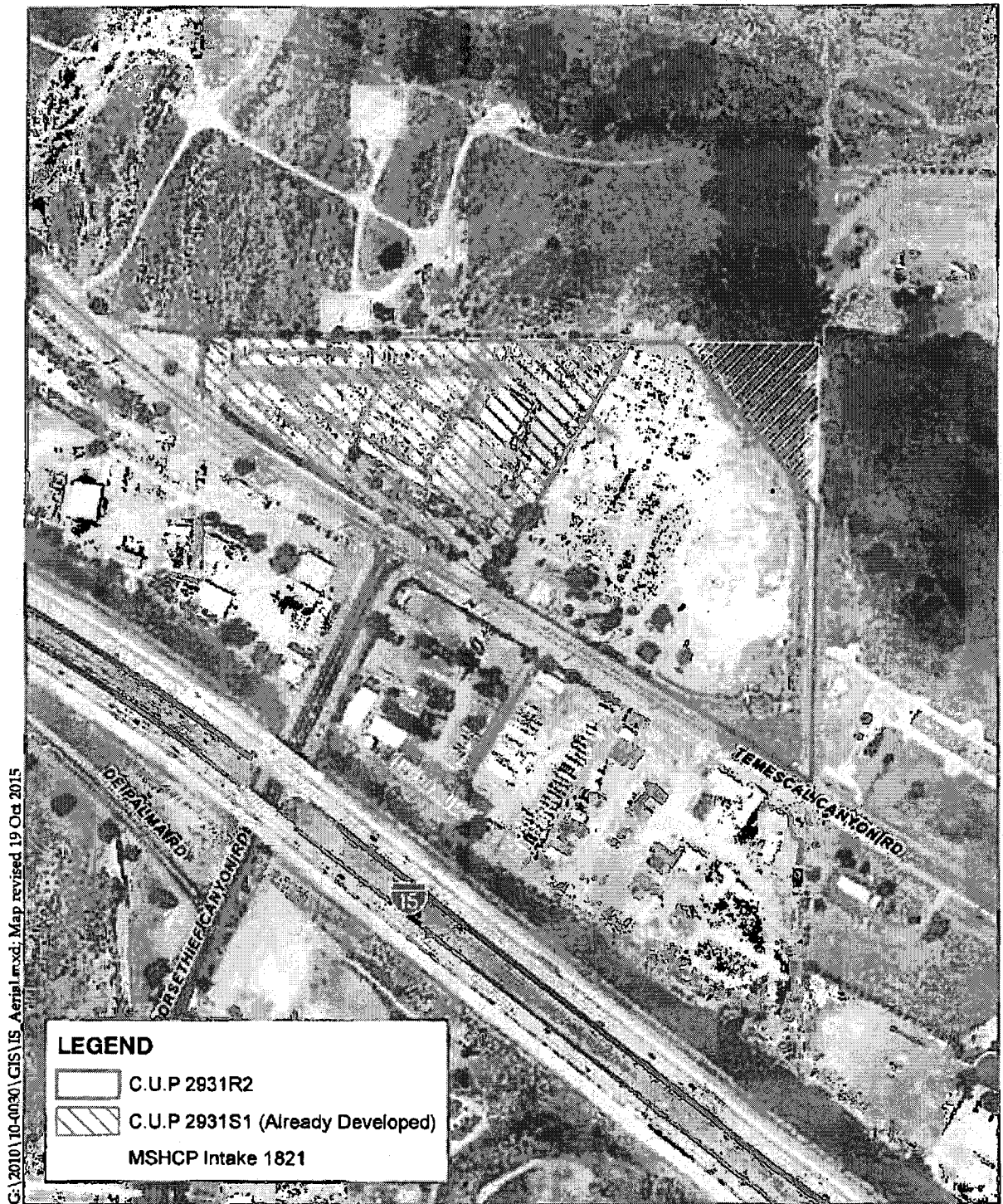


Zoning Area: Alberhill

Author: Vinnie Nguyen



RECEIVED On October 7, 2002, the County of Riverside adopted a new General Plan. This plan provides for land use designations for each unincorporated Riverside County jurisdiction. The General Plan will be subject to a 2003 election. It is provided that a public hearing will be held on the General Plan. For further information, please contact the Riverside County Planning Department at (951) 947-2200. (Riverside County) or at (951) 947-2200.



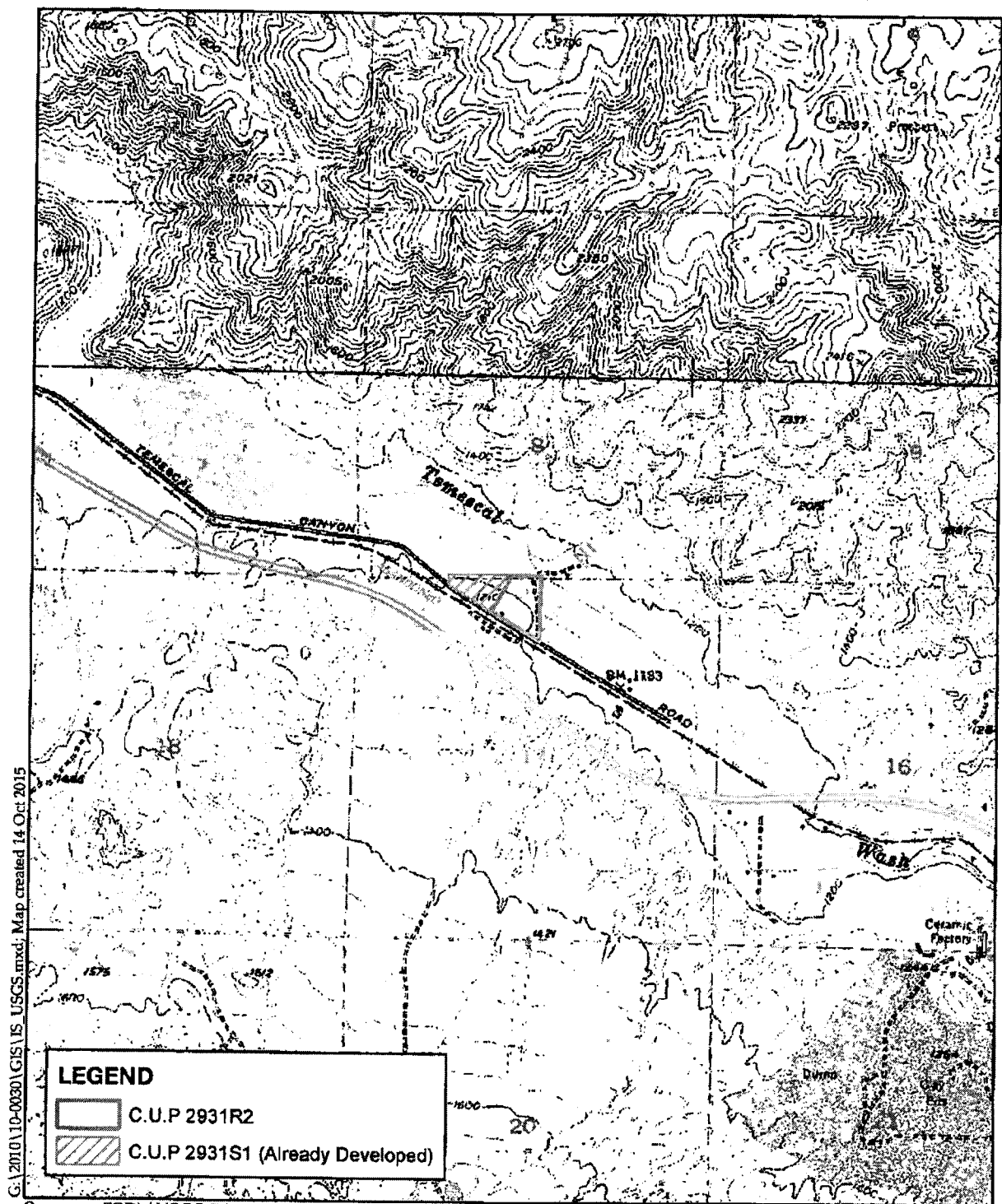
Sources: Riverside Co. GIS, 2015;
USDA NAIP, 2014.



0 300 600
Feet

Figure 2 - Aerial Map
Ackerstone Conditional Use Permit

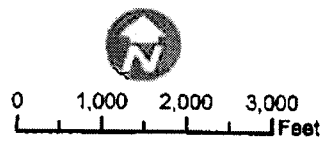
BLUM & L
WEBB
ASSOCIATES



G:\2010\10-0030\GIS\15 USGS.mxd; Map created 14 Oct 2015

Sources: ESRI / USGS 7.5min Quad
DRGs: ALBERHILL / LAKE MATHEWS

Figure 3 - USGS Topographical Map
Ackerstone Conditional Use Permit



ALBERT A.
WEBB
ASSOCIATES

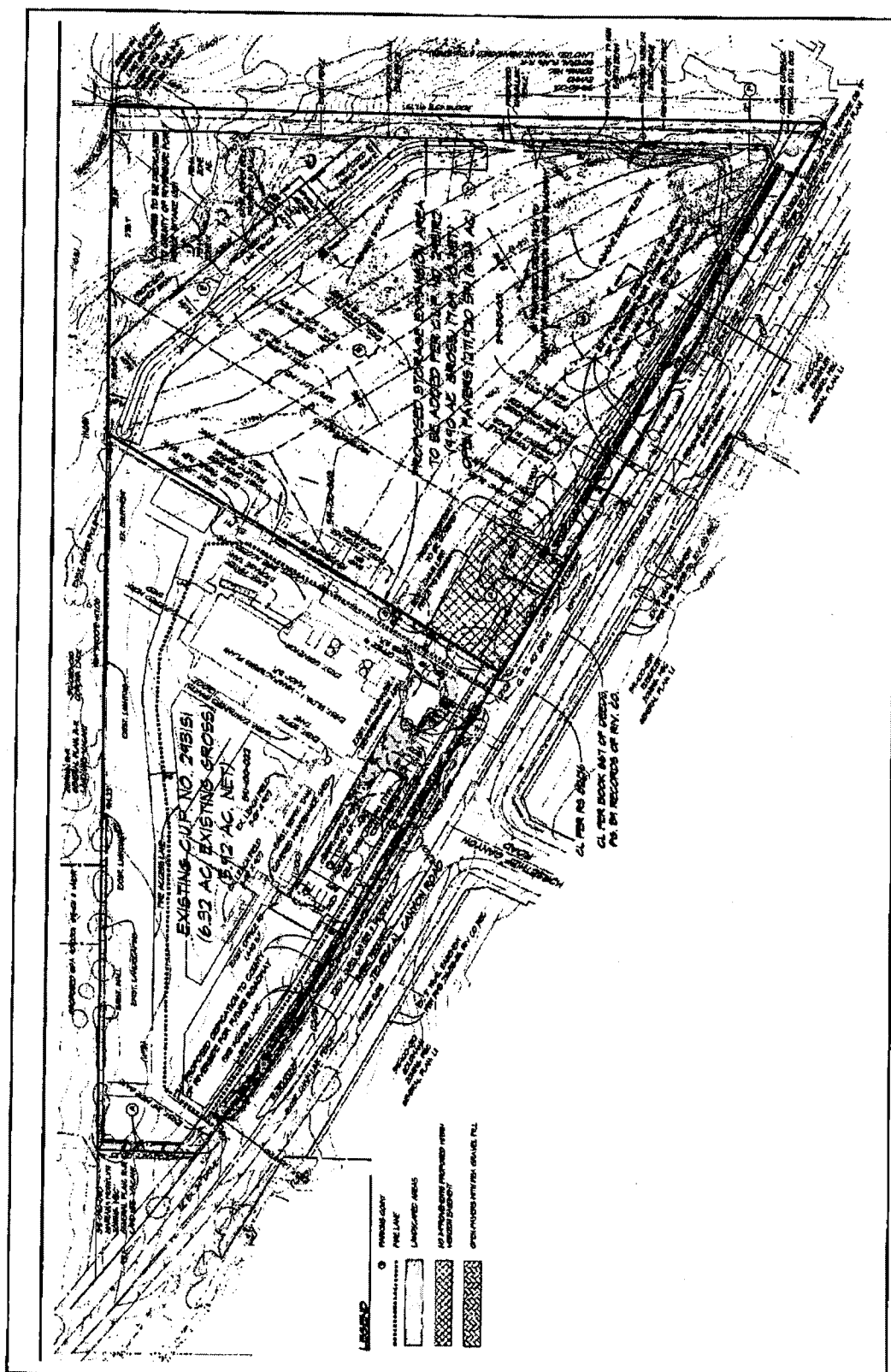


Figure 4 - Site Plan
Ackerstone Conditional Use Permit

ASSOCIATES
WEBB
A COMMITMENT TO EXCELLENCE

V. 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: Google Earth (GE); Riverside County Land Information System (RCLIS)

Findings of Fact:

- a) Interstate 15 (I-15) from Corona south to the San Diego County line is designated as an Eligible State Scenic Highway. The proposed Project is located approximately 607 feet north of Interstate 15. Views of the project site from I-15 are limited due to existing developments located between the proposed Project and I-15. Further, the Project proposes grading and laying gravel and permeable interlocking concrete pavers atop approximately 8.9 acres of the site for storage of products from the existing paver manufacturing plant. As such, there will be no structures erected on site that would be visible from I-15. Therefore, impacts are less than significant.
- b) There are currently concrete pavers and storage containers (non-permanent structures), raw material storage (gravel, concrete brick, sand), debris piles, stockpiles approximately 7 feet in height on the eastern portion of the site extension. This area is covered in nonnative vegetation with trees along the southern site boundary at Temescal Canyon Road, but there are not rock outcroppings or unique/landmark features on the site. The Project proposes to extend the life of the existing CUP, and grade and lay gravel and permeable concrete interlocking pavers atop approximately 8.9 acres expansion site to be utilized for storage of products from the existing paver manufacturing plant. The debris piles and stockpiles will be removed. Existing fencing along the eastern and southern boundary will be removed and replaced with tubular steel fencing. Views of the Santa Ana and Elsinore Mountains are the prominent scenic vistas in the area. However, the Project will not obstruct any views to these scenic vistas as no structures are proposed. A line of site was prepared for the proposed pallet stockpiles. As the elevation of the site, lowers to the northeast, these pallets will not be seen as reflected in **Figure 4, Line of Site**. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring Measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐ ☐ ☒ ☐

Source: Riverside County Ordinance No. 655 "Regulating Light Pollution" (ORD 655); Riverside County Land Information System (RCLIS)

Findings of Fact:

The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures directing undesirable light into the night sky; thereby having a detrimental effect on astronomical observation and research at the Mt. Palomar Observatory. The proposed Project is located 41.72 miles from the Mt. Palomar Observatory which is within Zone B as defined in COR Ord. 655 and is subject to the provisions relating to the protection of the Mt. Palomar Observatory. Spill of light will be reduced through the inclusion of design features directing light downward or shielded and hooded, and addressed through standard County conditions of approval, plan check, and permit procedures. Therefore, impacts are less than significant.

Mitigation: No mitigation Measures are required.

Monitoring: No monitoring 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: Riverside County Ordinance No. 655 "Regulating Light Pollution" (ORD 655); Project Description

Findings of Fact:

a-b) The Project will not create a new source of substantial light or glare as it proposes paving of the site for storage of products from the adjacent and existing paver manufacturing plant. Any spill of light onto surrounding properties will be reduced through the inclusion of design features including directing light downward by shielding and hooding, and addressed through standard County conditions of approval, plan check, and permit procedures. The Project site is bounded by vacant land, Temescal Canyon Road, and other similar uses. There are no adjacent residents so it will not expose residential property to unacceptable light levels. Therefore, impacts are less than significant.

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

☐ ☐ ☒ ☐