



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: PPT230025

Project Location: The Project is located at 19907 Temescal Canyon Road, Corona, located south of Temescal Canyon Road, east of Jolora Avenue, and north of La Gloria Street.

Project Description: Plot Plan No. 230025 (PPT230025) proposes to re-establish entitlement of an existing contractor's office and storage yard, located on a 0.47-acre lot. The existing 2,189 square foot building includes office spaces, breakroom, restroom, storage, and conference room. The exterior facilities include nine (9) standard and one (1) ADA parking, drive aisles, paved staging area for equipment, vehicles, trucks, trailers, and two (2) storage containers for weatherproof tools, parts, materials, small equipment, and business records. There will be no hazardous materials stored on site. The use employs 1-15 employees, as needed. The hours of operation are Monday to Saturday from 6:00 a.m. to 6:00 p.m. Some Sunday activity might occur occasionally between the same weekly hours of operation. Operation activities include accounting and management, dispatching, meetings with vendors, subcontractors, and suppliers as needed. The proposed site improvements include connection to sewer, and removal of the septic system.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Andrew Backlund (Elite Earthworks & Engineering), 41571 Date Street, Murrieta, CA, 92562

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15301 (Existing Facilities) and Section 15061 (b)(3) (Common Sense)
 Statutory Exemption (_____)
 Other: *Section 15182(c)*

Reasons why the Project is Exempt: This proposed Project is exempt from California Environmental Quality Act (CEQA) pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061, which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is a proposed industrial business that will be occupying a lot that has been historically utilized for the operations of a contractor's office and storage yard.

The Project is exempt pursuant to Article 19, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has historically been utilized for the operation of a contractor's office and storage yard under Plot Plan No.16109. The Project, as proposed, does not seek to expand the existing use, nor does it propose any significant construction or grading to the Project site. As such, the Project qualifies for Class 1 exemption because the site will continue to be utilized as a contractor's office and storage yard. Minor alterations would only include negligible infrastructure upgrades (destruction of OSWT and connection to the sewer line). These and other minor upgrades are considered negligible and would not result in expansion of existing use.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the contractor's office and storage yard would operate on a lot historically permitted to be utilized for such purposes. The Project does not propose any new grading and no expansions. The Project is proposing minor alterations including the destruction of OSWT and connection to the sewer line. Therefore, the Project would not create a greater level of potential impacts beyond what already exists, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project's proposed use

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does not qualify as an unusual circumstance since the land uses and zoning classifications allow the use with proper entitlements, pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. In addition, the Project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Transportation Department, and the State throughout the duration of its operations. Furthermore, the Project site is not located within a highway officially designated as a state scenic highway, it is not located on a site deemed as a hazardous waste site, and it is not located near significant historical resources. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project is also exempt under State CEQA Guidelines Section 15061 per Section (b)(3), which states: The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to operate as a contractor's storage yard similar to the activity that has historically been present on-site. Given that the site has already been developed for this use, and no new structures are proposed, there would be no significant grading or construction impacts that would occur. In addition, there are no potential impacts related to noise, traffic, aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Therefore, the Project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project would have a significant physical impact on the environment.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project is exempt.

Haide Aguirre

County Contact Person

951-955-1006

Phone Number


Signature

Project Planner

Title

5/21/2024

Date

Date Received for Filing and Posting at OPR: _____

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