

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Temescal Commercial Project

Lead Agency: Riverside County Contact Person: Jose Merlan
Mailing Address: P.O. Box 1409 Phone: 1(951) 955-0314
City: Riverside Zip: 92502-1409 County: Riverside County

Project Location: County: Riverside County City/Nearest Community: Corona
Cross Streets: Temescal Canyon Road and Lawson Road Zip Code: 92883

Longitude/Latitude (degrees, minutes and seconds): 33° 46' 26.45" N/ 117° 29' 24.79" W Total Acres: 14.29
Assessor's Parcel No. 283-180-020, 283-180-021, 283-180-002 Section: 34 Twp. 4 South Range: 6 West
Base: San Bernardino Meridian

Within 2 Miles: State Hwy #: Interstate 15 Waterways: N/A
Airports: N/A Railways: N/A Schools: Temescal Valley Elementary

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH #) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq. ft. <u>10,400</u> Acres <u>3.52</u> Employees <u>21</u> | <input type="checkbox"/> Power: Type _____ Watts _____ |
| <input checked="" type="checkbox"/> Industrial: Sq. ft. _____ Acres <u>10.80</u> Employees <u>183</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| _____ | |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed In Document:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Floodplain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other _____ |

Present Land Use/Zoning/General Plan Designation

Scenic Highway Commercial (C-P-S) zoning and Commercial Tourist (CT) land use designation

Project Description: (please use a separate page if necessary)

PPT230049 is a proposal to build a 188,000 sq ft industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq ft) and Tenant Space B (104,000 sq ft). The

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document), please fill in. Revised 2010

existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products (Laguna Clay). Tenant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.22 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), and Lot 6 (.35 acre) and Lot 7 (.37) acre. Lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. – APNs: 283- 260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

| | |
|---|---|
| _____ Air Resources Board | _____ Office of Historic Preservation |
| _____ Boating & Waterways, Department of | _____ Office of Public School Construction |
| _____ California Highway Patrol | _____ Parks & Recreation, Department of |
| _____ California Emergency Management Agency | _____ Pesticide Regulation, Department of |
| _____ Caltrans District # _____ | _____ Public Utilities Commission |
| _____ Caltrans Division of Aeronautics | _____ Regional WQCB # _____ |
| _____ Caltrans Planning | _____ Resources Agency |
| _____ Central Valley Food Protection Board | _____ Resources Recycling & Recovery, Department of |
| _____ Coachella Valley Mountains Conservancy | _____ S.F. Bay Conservation & Development Comm. |
| _____ Coastal Commission | _____ San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy |
| _____ Colorado River Board | _____ San Joaquin River Conservancy |
| _____ Conservation, Department of | _____ Santa Monica Mountains Conservancy |
| _____ Corrections, Department of | _____ State Lands Commission |
| _____ Delta Protection Commission | _____ SWRCB: Clean Water Grants |
| _____ Education, Department of | _____ SWRCB: Water Quality |
| _____ Energy Commission | _____ SWRCB: Water Rights |
| _____ Fish & Game Region # _____ | _____ Tahoe Regional Planning Agency |
| _____ Food & Agriculture, Department of | _____ Toxic Substances Control, Department of |
| _____ Forestry & Fire Protection, Department of | _____ Water Resources, Department of |
| _____ General Services, Department of | |
| _____ Health Services, Department of | |
| _____ Housing & Community Development | _____ Other _____ |
| _____ Native American Heritage Commission | _____ Other _____ |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 6, 2024

Ending Date September 26, 2024

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental

Address: 3111 Camino Del Rio N Suite 600

City/State/Zip: San Diego, CA 92108

Contact: Annie Lee, AICP

Phone: 619-308-9333 x134

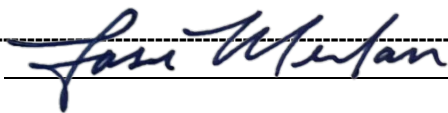
Applicant: Craig Morris, MCP Industries Inc.

Address: 4350 Von Karman Avenue, Suite 200

City/State/Zip: Newport Beach, CA 92660

Phone: 949-544-3539

Signature of Lead Agency Representative:



Date 9/9/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.