

# Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Temescal Commercial Project

Lead Agency: Riverside County

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Project Location: Unincorporated Riverside County Riverside, CA  
City County

Project Description (Proposed actions, location, and/or consequences).

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 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

## Biological Impacts

The survey area is located within the MSHCP survey area for the burrowing owl (*Athene cunicularia*). Although no burrowing owls or occupied burrows were observed on-site during surveys, suitable habitat and many suitable burrows were identified during the MSHCP protocol level surveys completed for the survey area and the species is considered to have a moderate potential to occur on-site. As a result, a pre-construction take avoidance survey for this species would be required within 30 days prior to disturbance within all suitable habitat located inside the burrowing owl survey area as detailed in mitigation measure **BIO-1**.

In addition, as suitable habitat for potential sensitive bird species are present on-site, to remain in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code 3503 and 3503.5, a pre-construction survey would be necessary to confirm the presence or absence of breeding birds within the grasses and trees existing on-site prior to vegetation removal, implemented through mitigation measure **BIO-2**. If nests or breeding activities are located in the survey area, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged. If no nesting birds are detected during the pre-construction survey, no mitigation would be required.

During site assessments, it was determined that no oak woodlands occur on-site, and the single small oak tree located on-site is approximately five years old and in good health. The diameter of the tree at 4.5 feet above ground is 3 inches and the tree is approximately 6 feet tall, which meets the definition of a native tree under the County Oak Tree Management Guidelines. As the tree would be removed from the site, a significant impact would occur due to conflict with

the County's Oak Tree Management Guidelines. However, the project would replace this tree with new trees in compliance with the County's Oak Tree Management Guidelines at a 2:1 ratio and mitigate for these impacts associated with its removal through mitigation measure **BIO-3**.

**Biological Mitigation**

BIO-1 Burrowing Owl Surveys

BIO-2 Migratory and Nesting Birds.

BIO-3 Oak Tree Replacement

**Paleontological Resources Impacts**

The project site is located on a geologic formation with high paleontological sensitivity according to the County's Map My County report and the Riverside County General Plan Figure OS-8 for the site. Due to the likelihood of late Pleistocene sediments at depth, the project has the potential to impact buried paleontological resources during ground-disturbing construction activities for the installation of utilities. As such, prior to initiation of construction activities, a Paleontological Resources Impact Mitigation Program must be prepared to outline requirements for monitoring locations, procedures, reporting, and collection management, implemented through mitigation measure **PALEO-1**. Excavations greater than 10 feet below the original ground surface must be monitored by a qualified paleontological monitor, as outlined by the Society of Vertebrate Paleontology and detailed in mitigation measure **PALEO-2**. In addition, implementation of mitigation measure **PALEO-3** requires all construction workers to attend a worker environmental awareness program prior to initiation of construction activities.

**Paleontological Resources Mitigation**

PALEO-1 Paleontological Resource Impact Mitigation Program

PALEO-2 Paleontological Monitoring

PALEO-3 Worker Environmental Awareness Program

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.