

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

418 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 28, 2007

SUBJECT: Resolution No. 2007-339 to certify Environmental Impact Report No. 480 and Approving Tentative Parcel Map No. 33530; First Supervisorial District; North Perris Zoning Area / Mead Valley Area Plan

BACKGROUND: Tentative Parcel Map No. 33530 and Environmental Impact Report No. 480 were Tentatively Approved by the Board of Supervisors on June 19, 2007.

RECOMMENDED MOTION:

CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 480, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

APPROVAL of TENTATIVE PARCEL MAP NO. 33530, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE

DATE Alex Gann 6-28-07

Alex Gann

Ron Goldman
Planning Director

RC:vc

Policy

Consent

Dep't Recomm.:
Per Exec. Ofc.:

3.38

Prev. Agn. Ref.

District: First

Agenda Number:

**RESOLUTION NO. 2007-339
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 480
AND APPROVING TENTATIVE PARCEL MAP NO. 33530
(NUEVO BUSINESS PARK)**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on June, 19, 2007 to consider EIR480 and Tentative Parcel Map No. 33530 (TTM No. 33530).

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County CEQA Implementing Procedures have been satisfied, and Environmental Impact Report (EIR) No. 480, prepared in connection with Tentative Parcel Map No. 33530 and related cases (referred to alternatively herein as "the Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; and,

WHEREAS, Public Resources Code Section 21081 requires that "no public agency shall approve or carry out a project for which an environmental impact has been certified which identifies one or more signification effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

- A. The public agency makes one or more of the following findings with respect to each significant effect:
 - (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
 - (2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
 - (3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained

F I APPROVED
COUNTY COUNSEL

JUN 28 2007
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1 workers, make infeasible the mitigation measures or alternatives identified in the
2 environmental impact report.

- 3 B. With respect to significant effects which were subject to a finding under paragraph (3) of
4 subdivision (a), the public agency finds that specific overriding economic, legal, social,
5 technological, or other benefits of the project outweigh the significant effects on the
6 environment.

7 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of
8 the County of Riverside, in regular session assembled on July 3, 2007 that:

- 9 A. Tentative Parcel Map No. 33530 is a light industrial development located north of West
10 Nuevo Road, south of Orange Avenue, east of Webster Avenue, west of Interstate 215 (I-215),
11 and is bisected east and west by Harvill Avenue. It proposes the subdivision of approximately
12 63.49 acres into twenty-four (24) parcels to accommodate a maximum of 1,026,300 square
13 feet of light industrial development, in addition to roadways and other infrastructure
14 improvements.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside, in regular
16 session assembled on July 3, 2007 that the following environmental impacts associated with Tentative Parcel
17 Map No. 33530 and related cases are found to have no significant impacts with the construction of the
18 proposed Project design features; mandatory compliance with federal, state, and local regulations; and after the
19 imposition of feasible mitigation measures that are being made conditions of Project approval:

20 A. Land Use and Planning

21 1. Impacts:

22 The Project is consistent with the land use designations and policies of the
23 County General Plan and the Mead Valley Area Plan. The site is not located
24 within the MSHCP Criteria Area, nor is it located near a proposed CETAP
25 transportation corridor.
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1 Land use adjacency conflicts, specifically in the areas of air quality and noise,
2 may occur between the Project site and residential zoning and residential land
3 uses to the south of West Nuevo Road.

4 The Project site is located in an area that is subject to review and approval by
5 the Riverside County Airport Land Use Commission (ALUC) for consistency
6 with the March Air Reserve Base Airport Comprehensive Land Use Plan.

7 2. Mitigation:

8 The Project shall comply with the mitigation measures described below under
9 “Air Quality” (EIR No. 480, Section 4.4) and “Noise” (EIR No. 480, Section
10 4.10).

11 Prior to the issuance of building permits, the Project proponent shall
12 satisfactorily demonstrate to the County of Riverside that the Project has
13 complied with the following conditions of approval imposed by the ALUC:

- 14 1. Provide Avigation Easement/Deed Restrictions to March ARB prior to
15 any permits being issued or sale to any entity exempt from the Subdivision
16 Map Act.
- 17 2. Incorporate noise attenuation measures into the building construction to
18 ensure interior noise levels are at or below 45 dBA levels.
- 19 3. Install hooded or shielded outdoor lighting measures to assure that no
20 lights are above the horizontal plane.
- 21 4. Prior to the issuance of occupancy permits and in accordance with
22 Business and Profession Code 11010 12(A), the developer or builder shall
23 provide a Notice of Airport in Vicinity to each potential purchaser or tenant
24 of property within the Project.
- 25 5. The following uses shall be prohibited:
 - 26 a) Any use which would direct a steady light or flashing light of
27 red, white, green, or amber colors associated with airport operations
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1 toward an aircraft engaged in an initial straight climb following takeoff
2 or toward an aircraft engaged in a straight final approach toward a
3 landing at an airport, other than an FAA-approved navigational signal
4 light or visual approach slope indicator.

5 b) Any use which would cause sunlight to be reflected towards an
6 aircraft engaged in an initial straight climb following takeoff or towards
7 an aircraft engaged in a straight final approach towards a landing at an
8 airport.

9 c) Any use which would generate smoke or water vapor or which
10 would attract large concentrations of birds, or which may otherwise
11 affect safe air navigation within the area.

12 d) Any use which would generate electrical interference that may
13 be detrimental to the operation of aircraft and/or instrumentation.

14 B. Aesthetics

15 1. Impacts:

16 The Project site contains no visually prominent features or scenic resources,
17 would not obstruct views to or from any prominent scenic vista, and is not
18 located adjacent to a scenic highway corridor.

19 The Project site contains no sources of artificial light. The property is located
20 within "Zone B" of the Mt. Palomar Observatory Special Lighting Area, and
21 the introduction of new lighting sources on the Project site could conflict with
22 the Mt. Palomar Special Lighting Area and adversely affect day or nighttime
23 views in the area. Mandatory compliance to the requirements of Riverside
24 County Ordinance No. 655 would reduce this impact to a level below
25 significance.

26 The potential use of reflective building materials is considered a significant
27 impact due to the potential to produce glare.
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1 2. Mitigation:

2 Prior to the issuance of building permits, the County shall review building
3 plans to ensure the use of non-reflective building materials to minimize the
4 potential for glare.

5 C. Air Quality (Human Health)

6 1. Impacts:

7 Operation of the Project includes the emission of diesel particulate matter
8 (PM2.5), which would contribute to an increased health concern to sensitive
9 receptors located south and west of the site.

10 Short-term operation of construction equipment is a source of greenhouse gas
11 emissions. Additionally, upon completion of the Project, activities would
12 occur on-site that would release greenhouse gas emissions to the Earth's
13 atmosphere, namely CO2, CH4, and N2O. There are no published thresholds
14 of significance for measuring the impact of global climate change on or from
15 an individual development project. A conclusion of significance, therefore,
16 cannot be made by EIR No. 480. The Project is required to comply with all
17 regulatory requirements imposed to limit the adverse effects of climate change.

18 2. Mitigation

19 During grading and construction activities, the applicant/builder shall comply with the
20 requirements of SCAQMD Rule 403, Fugitive Dust.

21 In accordance with SCAQMD Rules 431.1 and 431.2, ultra-low sulfur fuel diesel shall
22 be used for stationary construction equipment.

23 Construction contractors shall adhere to the idling restrictions as set forth in California
24 Air Resources Board (CARB) Section 2485, Airborne Toxic Control Measure to Limit
25 Diesel Fueled Motor Vehicle Idling.

26 Concurrent with construction activities, the construction contractors shall select
27 construction equipment with low emission factors and high energy efficiency.
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1 Concurrent with construction activities, regularly scheduled engineer maintenance to
2 minimize equipment emissions shall be performed by the contractor.

3 Concurrent with construction activities, lean NOx catalyst for off-road construction
4 vehicles/equipment shall be used if such technology is available for use at the time of
5 construction.

6 Electric or emulsified diesel powered construction equipment shall be used in lieu of
7 gasoline powered engines wherever feasible.

8 During construction, the contractor shall use electricity from power poles when
9 feasible instead of using portable diesel or gasoline powered generators.

10 The construction contractor shall use Zero-VOC paint (no more than 100 gram/liter of
11 VOC) and/or High Pressure Low Volume (HPLV) applications consistent with
12 SCAQMD Rule 1113. Alternatively, the construction contractor shall consider using
13 materials that do not require painting or are pre-painted.

14 Construction grading plans shall include a statement that work crews shall shut off
15 equipment when not in use.

16 Electrical hook-ups shall be installed in loading bay areas to eliminate unnecessary
17 idling of main and auxiliary truck engines.

18 Signs shall be posted on the site in loading bay areas to identify applicable CARB anti-
19 idling regulations and request that truck drivers turn off engines when not in use. The
20 locations of such signs shall be indicated on construction drawings and buildings plans,
21 and approved by the County Department of Building and Safety.

22 Loading docks that accommodate transport refrigeration units (TRUs) shall not be
23 located within 300 meters of any off-site sensitive receptor (residential home, school,
24 day-care center, outdoor park or public playground, hospital or health facility). Prior
25 to approval of Plot Plans, Site Plans and/or building permits, the County of Riverside
26 Planning Department shall review proposed on-site building configurations and ensure
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1 that loading bays that accommodate transport refrigeration units (TRUs) are sited at
2 least 300 meters from the nearest off-site sensitive receptor.

3 Prior to the issuance of use or occupancy permits, a truck routing plan shall be
4 prepared for the Project that directs truck traffic directly to I-215. Signs shall be
5 posted at the Project's primary exit points directing traffic to I-215. The locations of
6 such signs shall be indicated on construction drawings.

7 Prior to the approval of Site Plans and/or Plot Plans, the County Planning Department
8 shall review the site design to ensure that on-site truck parking areas are adequate and
9 allow for overnight parking to minimize trucks parking on streets outside the Project
10 boundary.

11 Prior to the approval of Site Plans and/or Plot Plans, the County Planning Department
12 shall ensure that on-site stacking distances, truck check-in points, and driveways are
13 placed and designed to prevent queuing of trucks outside the Project boundary.

14 Prior to the approval of Site Plans or Plot Plans, the County Planning Department shall
15 review the site design to ensure that the on-site routing of truck traffic is not heavy in
16 areas where the property boundary adjoins a property containing a sensitive receptor.

17 Soil disturbance shall be temporarily terminated when high winds exceeding 25 mph
18 (measured as instantaneous gusts) make dust control extremely difficult.

19 During construction, water trucks or sprinkler systems shall be used to keep all areas of
20 vehicle movement damp enough to prevent dust from leaving the site. At a minimum,
21 this includes wetting down such areas in the late morning, after work is completed for
22 the day, and whenever wind exceeds 15 mph.

23 Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil
24 binders to prevent dust generation.

25 The Project applicant / contractor shall reduce "spill-over" effects by preventing soil
26 erosion, washing dirt from vehicles entering public roadways, and washing / sweeping
27 Project access to public roadways on a regular schedule. All streets shall be swept
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1 once a day if visible soil materials are carried to adjacent streets. Wheel washers shall
2 be installed where vehicles enter and exit unpaved roads onto paved roads. Street
3 sweepers shall comply with SCQAMD Rules 1186 and 1186.1.

4 All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall
5 maintain at least two feet of freeboard (i.e., minimum vertical distance between top of
6 the load and the top of the trailer) in accordance with the requirements of California
7 Vehicle Code Section 23114. Also, trucks transporting soil, sand, cut or fill materials
8 and / or construction debris to or from the site shall be tarped from point of origin.

9 Immediately after clearing, grading, earthmoving or excavation is completed, the entire
10 area of disturbed soil shall be treated until the area is paved, landscaped or otherwise
11 developed to reduce dust generation.

12 The construction contractor shall time the construction activities so as to not interfere
13 with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the
14 site. When necessary, a flag person shall be retained by the construction supervisor to
15 maintain safety adjacent to existing roadways.

16 The construction contractor shall support and encourage ridesharing and transit
17 incentives for the construction crew.

18 D. Agricultural Resources

19 1. Impacts:

20 The Project would convert approximately 63.49 acres designated as Prime
21 Farmland and Farmland of Statewide Importance to a non-agricultural use.
22 The proposed project is not currently designated on the General Plan for
23 agricultural use. The project is not located within the boundaries of land
24 designated as unique, farmland of local importance (designated farmland)-as
25 designated by the most recent version of the Important Farmland Map (as
26 prepared by the California Department of Conservation, Farmland Mapping
27 and Monitoring Program). The project will contribute to the cumulative loss of
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1 farmland in the County. The impacts of converting properties from agricultural
2 to residential uses are included in a Certified Environmental Impact Report
3 previously prepared for the Riverside County Integrated Project. The General
4 Plan determined that the loss of prime, unique, and statewide important
5 farmland remains a significant unavoidable impact of implementing the
6 adopted General Plan. The Board of Supervisors found that there were no
7 feasible mitigation measures or alternatives that could have satisfied the loss of
8 prime farmland. Therefore, the Board of Supervisors adopted findings of
9 overriding considerations on October 7, 2003.

10 The project is not located within 300 feet of agriculturally zoned property. The
11 project will not conflict with any existing agricultural use or a Williamson Act
12 contract.

13 The Project site is not under a Williamson Act contract and would not impact
14 an agricultural preserve.

15 The Project site is within 300 feet of land zoned primarily for agricultural
16 purposes ("Light Agriculture (A-1-1)"). Mandatory compliance to Riverside
17 County Ordinance No. 625.1 would reduce this impact to a level below
18 significance.

19 The proposed project is designated as Prime Farmland but is not located within
20 an agricultural preserve.

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22 2. Mitigation:

23 No mitigation is required.

24 E. Biological Resources

25 1. Impacts:

26 The site is not located within the Western Riverside County MSHCP Criteria
27 Area. Prior to issuance of grading permits, the applicant shall be required to
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1 pay Local Development Mitigation Fees (per County Ordinance No. 810.2) for
2 implementation of the MSHCP.

3 The site is heavily disturbed by agricultural activities and contains no sensitive
4 habitats, plant species, wildlife species, wetlands or drainages; therefore,
5 biological impacts would not occur. No burrowing owl or raptor nest sites are
6 present on the site, but potential impacts may occur if burrowing owl or raptor
7 nesting establish on the site and are present prior to the commencement of
8 grading and construction.

9 2. Mitigation:

10 Thirty days prior to grading, a qualified biologist shall make a determination
11 regarding the presence or absence of the burrowing owl. The determination
12 shall be documented in a report to be reviewed and accepted by the County of
13 Riverside. If the species is determined to be present, and the MSHCP's stated
14 objectives 1 – 4 for burrowing owl have not yet been met, mitigation shall be
15 required in compliance with the MSHCP, Appendix E which states:

16 a. If the site contains or is part of an area supporting less than 35
17 acres of suitable habitat or the survey reveals that the site and
18 surrounding area supports less than 3 pairs of burrowing owls, then
19 the on-site burrowing owls shall be passively or actively relocated
20 following accepted protocols.

21 b. If the site (including adjacent areas) supports 3 or more pairs of
22 burrowing owls, supports greater than 35.0 acres of suitable habitat
23 and is non-contiguous with MSHCP Conservation Area lands, at least
24 90 percent of the area with long-term conservation value and
25 burrowing owl pairs shall be conserved on-site.
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27 If construction activities occur between February 1 and August 31 and within
28 150 feet of suitable nesting locations, a focused raptor survey will be required

1 prior to issuance of grading permits. If active nests are located within the
2 portion of the site to be disturbed or within 150 feet of the area to be disturbed,
3 measures shall be initiated to avoid any impacts to nesting raptors. Measures
4 to avoid impacts will include identifying the location and creating a buffer zone
5 around the tree within which impacts will be avoided until the juveniles have
6 fledged.

7 F. Cultural Resources

8 1. Impacts:

9 Surface and subsurface early to middle Pleistocene fan deposits have a high
10 potential to contain significant non-renewable paleontologic resources, and are
11 assigned a high sensitivity rating. Therefore, if paleontological resources are
12 found during grading, significant impacts may occur.

13 No known historic or archaeological resources are present on the property.
14 However, resources may be present below the surface of the site, and be
15 unearthed during ground disturbing construction activities. If important
16 resources are discovered, impacts would be regarded as significant.

17 2. Mitigation:

18 Prior to earth-moving activities, a paleontologic resource field survey shall be
19 conducted on the site to allow for the discovery of any previously unrecorded
20 fossil site and the recovery of fossil remains, and for the documentation of
21 comparatively fine-grained strata suitable for containing fossil remains.

22 Paleontologic monitoring of earth-moving activities to allow for larger fossil
23 remains shall be conducted on a part-time basis by a qualified paleontologic
24 monitor in areas of the Project site underlain by older alluvium. If a sufficient
25 number of larger fossil remains are recovered as a result of monitoring,
26 monitoring shall be increased to full-time in the vicinity of the fossil site. If
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1 few or no fossil remains are recovered, monitoring may be reduced or
2 suspended once fifty percent of earth-moving activities are completed.

3 Any larger fossil remains uncovered by earth-moving activities and, if
4 warranted, sediment samples of the older alluvium shall be recovered. If
5 necessary, earth-moving activities shall be diverted temporarily around a site
6 until the fossil remains and/or sediment sample have been recovered. If the
7 monitor is not on the Project site when the fossil remains are uncovered, earth-
8 moving activities shall be diverted around the fossil site and the monitor called
9 to the site immediately to recover the remains.

10 If recovered, sediment samples shall be processed to allow for the recovery of
11 smaller fossil remains. No more than 6,000 pounds of sediment shall be
12 processed.

13 All fossil remains recovered as a result of monitoring earth-moving activities or
14 processing sediment samples shall be treated (prepared, identified, curated, and
15 catalogued) to a level acceptable to a museum repository approved by the
16 County of Riverside Planning Department.

17 A final report of findings for submission to the County of Riverside Planning
18 Department and the museum repository shall be prepared by the paleontologist
19 following treatment of all recovered fossil remains.

20 The entire fossil collection shall be transferred to and permanently stored and
21 maintained at the museum repository, where associated specimen data and
22 corresponding geologic and geographic site data will be archived along with
23 the fossil remain.

24 Prior to any clearing, grubbing and/or earth moving activities, a qualified
25 archaeologist approved by the County of Riverside Planning Department shall
26 be retained by the Developer to prepare and implement a mitigation plan and a
27 discovery clause/treatment plan to address the handling and management of
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1 any archaeological resources and other site specific data encountered during
2 any ground disturbing activities associated with construction of the Project.
3 The treatment plan shall be developed in consultation with the culturally
4 affiliated Native American tribe(s) and shall account for treatment of any
5 archaeological remains and associated data uncovered by brushing, grubbing,
6 or earthmoving.

7 The archaeological mitigation plan and discovery clause/treatment plan shall
8 include, but not be limited to, the following content: 1) procedures for ensuring
9 proper resource recovery, permanent storage, maintenance, archiving and
10 recordation at a pre-determined repository, such as the San Bernardino County
11 Museum, of discovered archaeological artifacts and associated specimen,
12 geologic and geographic site data; 2) consultation requirements between the
13 paleontological and construction staff; 3) general monitoring requirements
14 including area(s) to be monitored, monitoring schedule, duration, etc; 4)
15 protocols for discoveries that may include temporary diversion of grading
16 activities, complete "stop" work orders, requirements for processing of
17 discovered data, etc.

18 Archaeological and tribal monitoring shall be conducted on a full-time basis for
19 all grading and ground disturbing activities, including archaeological testing,
20 until the Project archaeologist in consultation with the culturally affiliated
21 Native American tribe(s) and the County of Riverside determines that
22 resources are not likely to be encountered.

23 If archaeological remains are found by the archaeological monitor,
24 earthmoving shall be diverted temporarily around the deposits until they have
25 been evaluated, recorded, excavated, and/or recovered as necessary.
26 Earthmoving shall be allowed to proceed through the site when the
27 archaeological supervisor, in consultation with the culturally affiliated Native
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1 American tribe(s) and the County of Riverside, determines the artifacts are
2 recovered and/or the site is mitigated to the extent necessary.

3 A final report of archaeological findings shall be prepared by the contracted
4 archaeologist for submission to the Eastern Information Center (EIC) and the
5 County of Riverside Planning Department. The report and inventory, when
6 submitted to the EIC and County of Riverside Planning Department, will
7 signify completion of the program to mitigate impacts to archaeological
8 resources.

9 If human remains are encountered during any earthmoving activities, all work
10 shall stop in the area in which the find(s) are present, and the Riverside County
11 Coroner must be notified. State law dictates that the Native American Heritage
12 Commission (NAHC) shall be notified in the event that remains are determined
13 to be human and of Native American decent, in accordance with California
14 Public Resources Code Section 5097.98. The return or repatriation of Native
15 American human remains shall be determined in consultation with the Most
16 Likely Descendant (MLD).

17 G. Geology and Soils

18 1. Impacts:

19 There are no known active or potentially active faults on the site. The site is
20 not in an Alquist-Priolo Earthquake Fault Zone.

21 The principal seismic hazard that could affect the site is ground shaking
22 resulting from a seismic event on a regional fault such as the San Jacinto
23 Valley segment of the San Jacinto Fault, located approximately 10.1 miles east
24 of the Project site. All earthwork and grading is required to be performed in
25 accordance with all applicable requirements of the County's Grading and
26 Excavation Code and Grading Manual; the Uniform Building Code (UBC) for
27 Seismic Zone 4, including Appendix Chapter 33.
28

1 Secondary seismic hazards such as tsunamis and seiches are not a potential
2 hazard for the site. The Project site is not located within a dam inundation
3 zone.

4 Slopes on the Project site range in gradient from 4:1 to 2:1 (horizontal to
5 vertical). Potential instabilities exist for slopes steeper than 3:1.

6 The upper portion of the topsoil/alluvium is considered unsuitable in its present
7 condition for support of structural loads and surface improvements and would
8 require remedial grading.

9 On-site soils have the potential to contain concentrations of soluble sulfate that
10 can be corrosive to concrete and some metals. If found to be present and if
11 improvements susceptible to corrosion are planned to be direct contact with
12 soil or water containing high concentrations of soluble sulfates, a significant
13 impact would occur.

14 Most non-native soils on-site have a moderate susceptibility to erosion,
15 especially during heavy rains. Erosion impacts would be short-term in nature
16 and occur during grading and development of the site. After Project
17 completion, impervious surfaces and landscaping would substantially reduce
18 the amount of erosion that occurs under existing conditions and that would
19 occur during grading and development. The Project is required to implement a
20 SWPPP for construction related activities, comply with NPDES Permit Nos.
21 CAG 628005 and CAS 000002, implement a WQMP as required by the Santa
22 Ana RWQCB Order No. 01-34, and comply with County-imposed conditions
23 of approval.

24
25 2. Mitigation:

26 Prior to the issuance of a grading permit, a final geotechnical and soils report
27 shall be prepared by a qualified geotechnical consultant for review and
28 approval by the County Geologist that addresses recommendations for site

1 grading based on proposed locations and designs of building foundations and
2 slabs. All grading and construction shall be performed in accordance with
3 applicable provisions of the approved report.

4 A qualified geotechnical consultant shall be retained by the Project developer
5 to be present on the site to observe and/or test geologic and soil conditions
6 during various stages of construction, including but not limited to initial site
7 clearance, overexcavation work, removal of compressible soils, fill placement
8 and compaction, moisture conditioning, soil compaction, footing excavations,
9 and trenching backfills.

10 The upper portion of the topsoil/alluvial soils shall be removed to competent
11 soils in all areas to receive fill or settlement-sensitive improvements.
12 Deleterious material and porous soils shall be completely removed if
13 encountered at the bottom of grading areas. After required removals, the
14 exposed ground surface shall be scarified to a minimum depth of 12 inches,
15 moisture-conditioned to slightly above optimum moisture content and
16 compacted to at least 90 percent of the maximum dry density. Fill soils may
17 then be placed and compacted in layers to the design finish grade elevations.

18 Prior to the issuance of grading permits, soil samples shall be tested for
19 corrosion. If improvements susceptible to corrosion (such as concrete and
20 metals) are planned to be in contact with soils having corrosion characteristics,
21 further evaluation by a corrosion engineer shall be performed. These results
22 and the recommendations from the corrosion engineer shall be reviewed and
23 approved by the County Geologist and forwarded to the appropriate design
24 team members (i.e. Project architect, engineer, etc.) for incorporation into the
25 building plans and implemented during construction.

26 If soil is imported, it should be no more expansive or corrosive than the on-site
27 materials. It should be free of organic material and construction debris, and not
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1 contain rock larger than 12 inches in maximum dimension. Import soil shall be
2 sampled and approved by the Project's geotechnical consultants prior to its
3 transportation to the site.

4 Cut and fill slopes shall not have inclinations steeper than 2:1 (horizontal:
5 vertical).

6 To avoid soil saturation beneath structures, building pads shall be properly
7 finish graded after the buildings and other improvements are in place so that
8 drainage is directed away from foundations, pavements, concrete slabs, and
9 slope tops to controlled devices.

10 H. Hazards and Hazardous Materials

11 1. Impacts:

12 Although not encountered during field investigations, there is a low potential
13 for the discovery of buried hazardous materials during grading and excavation.
14 Also, there is a potential for hazardous materials to be used on-site during
15 construction. The Project site is proposed to be developed with 24 industrial
16 park parcels. The specific businesses and tenants that will be located in the
17 proposed buildings are unknown at this time: however, based on the list of
18 permitted uses contained in the County's I-P Zone (County Zoning Ord. No.
19 348, it is possible that hazardous materials would be utilized during the course
20 of daily operations. Such hazardous materials may include many chemical
21 reagents, solvents, fuels, paints, and cleaners. Proposed uses could also
22 generate hazardous byproducts that must eventually be handled and disposed
23 of as hazardous materials.

24 2. Mitigation:

25 Any petroleum contaminated materials, buried trash/debris, or any other
26 hazardous or potentially hazardous material encountered during site clearing,
27 soil removal, and/or grading shall be evaluated by an experienced
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1 environmental consultant prior to removal, and shall be properly disposed of in
2 accordance with regulatory requirements.

3 Users of hazardous materials such as paints, roofing materials and solvents
4 during construction shall comply with applicable federal, state, and local
5 regulation requiring elimination and reduction of waste at the source by
6 prevention of leakage and by segregation of hazardous wastes. To ensure
7 compliance, a Construction Waste Management Plan shall be prepared and
8 enforced by the construction superintendent.

9 In the event that any subsurface hazardous materials are found during grading
10 or construction, all activity in the area of discovery and/or in an appropriate
11 radius of the area of discovery shall temporarily cease and the County of
12 Riverside Environmental Health Department shall be notified. Prior to the
13 resumption of any construction activity in the area of discovery, the site shall
14 be deemed safe by the Riverside County Environmental Health Department
15 prior to the resumption of grading and/or construction activities.

16 If soil is to be exported to or from the site during grading and other
17 construction activities, the transported soil shall be sampled for contaminants
18 prior to proposed use or disposal and handled in accordance with prevailing
19 environmental laws and regulations, including Land Disposal Restrictions, if
20 applicable.

21 All occupants and tenants of on-site buildings shall be required to comply with
22 applicable federal, state, and local regulation requiring proper storage,
23 handling, transport and elimination of toxic substances and hazardous by-
24 products as regulated by the State of California Department of Toxic
25 Substances and the County of Riverside Department of Environmental Health.
26

27 I. Hydrology and Water Quality

28 1. Impacts:

1 The Project would not produce an increase in runoff that would exceed
2 hydrologic volumes planned for in the Perris Valley Master Drainage Plan;
3 therefore, implementation of the proposed Project would not result in
4 substantial impacts involving deposition, erosion or siltation.

5 The Project is not located in a High Dam Hazard Zone and is not located
6 within a 100- or 500-year flood prone area.

7 Implementation of the Project would include grading operations that would
8 result in potential short-term erosion and sedimentation impacts.

9 Implementation of the Project would increase the amount of impervious
10 surfaces on the site, resulting in an increase of stormwater runoff that may
11 contain urban pollutants.

12 2. Mitigation:

13 The Project is required to implement a stormwater pollution prevention plan
14 (SWPPP) and Best Management Practices (BMPs) to reduce construction-
15 related water quality impacts.

16 The Project is required to comply with NPDES permit requirements, including
17 the implementation of a Project-specific Water Quality Management Plan
18 (WQMP).

19 The Project is required to comply with all Riverside County Flood Control and
20 Water Conservation District requirements, Section 2907 and 7012 of the UBC,
21 and the basin plan of the Regional Water Quality Control Board, Santa Ana
22 Region.

23 J. Noise

24 1. Impacts:

25 Short-term construction-related noise impacts would create short-term noise
26 increases near the Project site.
27
28

1 Project traffic would not result in a significant contribution to off-site roadway
2 noise levels.

3 Rooftop air conditioning units associated with the industrial land uses located
4 in the southern portion of the Project may impact the neighboring residential
5 area.

6 2. Mitigation:

7 The Project is required to comply with Riverside County Ordinance No. 847.
8 Construction activity on West Nuevo Road west of "A" Street shall be limited
9 to vehicular and truck traffic.

10 Concurrent with site excavation and on-site grading, construction contractors
11 shall equip all construction equipment, fixed or mobile, with properly operating
12 and maintained mufflers consistent with manufacture's standards.

13 Concurrent with all construction activities, the construction contractor shall
14 locate all stationary construction equipment so that emitted noise is directed
15 away from residential areas that are located south of the Project site.

16 Concurrent with construction activities, the construction contractor shall limit
17 haul deliveries to the same hours specified for construction activity. To the
18 extent feasible, haul routes shall not pass sensitive land uses or residential
19 dwellings.

20 Concurrent with construction activities, rooftop-mounted mechanical
21 ventilation systems shall be shielded by parapet walls on the top of the
22 buildings, tall enough to block the line of sight between the mechanical
23 ventilation system and residential homes, located south of the site.

24 K. Public Services

25 1. Impacts:

26 The development of industrial park land uses on the Project site will place
27 additional demand on the County Fire Department and Sheriff and will
28

1 cumulatively affect the Fire and Sheriff Departments' ability to service the
2 response area.

3 2. Mitigation:

4 The Project is required to comply with the provisions identified in Riverside
5 County Development Impact Fee (DIF) Ordinance (Ord. No. 659). Fees
6 collected under Ord. No. 659 are applied to funding of public services and
7 personnel.

8 L. Transportation and Traffic

9 1. Impacts:

10 The proposed Project is projected to generate a net total of approximately
11 9,842 trip-ends per day with 1,308 vehicles per hour during the AM peak hour
12 and 1,389 vehicles per hour during the PM peak hour, resulting in a significant
13 impact to area roadways.

14 2. Mitigation:

15 On-site traffic signing and striping shall be implemented in conjunction with
16 detailed construction plans.

17 Prior to the issuance of a certificate of occupancy of the first on-site structure,
18 the Project proponent shall be responsible for the design of a traffic signal at
19 the intersection of Harvill Avenue and "A" Street. No fee credit shall be
20 applied for signal design. The Project proponent shall contact the
21 Transportation Department and enter into an agreement for signal mitigation
22 fee credit or reimbursement prior to start of construction of the signal(s). All
23 work shall be approved by and shall comply with the requirements of the
24 Transportation Department and the public contract code in order to be eligible
25 for fee credit or reimbursement.

26 Citrus Court shall be constructed from Harvill Avenue to the easterly boundary
27 of TPM No. 33530 at its ultimate full section as a Local Collector Roadway
28

1 (74' ROW) in conjunction with development, unless the roadway has already
2 been constructed by others.

3 "A", "B", and "C" Streets shall be constructed west of Harvill Avenue within
4 the boundary of TPM No. 33530 at their ultimate full sections as Industrial
5 Collector Roadways (78' ROW) in conjunction with development.

6 "A" Street shall be constructed east of Harvill Avenue to the southerly
7 boundary of TPM No. 33530 at its ultimate full section as a Secondary
8 Highway (88' ROW) in conjunction with development.

9 Harvill Avenue north of "A" Street shall be constructed as a Secondary
10 Highway (88' ROW) in conjunction with development. The curb-to-curb
11 dimensions shall be identical to those of a General Plan Secondary Highway
12 (100' ROW) and the overall right-of-way reduction to 88' shall be
13 accomplished via a reduction in landscape parkway area.

14 Harvill Avenue from "A" Street to the southerly boundary of TPM No. 33530
15 shall be constructed at its ultimate full section as a Modified Major Highway
16 (100' minimum ROW) in conjunction with development. The curb-to-curb
17 dimensions shall be identical to those of a General Plan Major Highway (118'
18 ROW) and the overall right-of-way reduction to 100' shall be accomplished via
19 a reduction in landscape parkway area.

20 West Nuevo Road along the frontage of TPM 33530 shall be constructed
21 within a 37' ROW consisting of 22 feet of vehicular travel lane, a 6' sidewalk,
22 and a 9' landscaped parkway, in conjunction with development.

23 A minimum 150-foot northbound and southbound left turn lane at the
24 intersection of Harvill Avenue and Citrus Court shall be constructed in
25 conjunction with development, unless the intersection improvements have
26 already been constructed by others.
27
28

1 A minimum 300-foot northbound dual left turn lane and a minimum 300-foot
2 northbound right turn lane at the intersection of Harvill Avenue and "A" Street
3 shall be constructed in conjunction with development. A westbound dual left
4 turn lane at the intersection of Harvill Avenue and "A" Street shall be provided
5 in conjunction with development.

6 A minimum 200-foot southbound left turn lane at the intersection of Harvill
7 Avenue and "A" Street shall be constructed in conjunction with development.

8 A minimum 150-foot eastbound left turn lane shall be provided at the
9 intersection of "A" Street and the access driveway(s) to Parcels 20 and 24 shall
10 be constructed in conjunction with development.

11 Stop sign control shall be provided at the intersection of Harvill Avenue and
12 Citrus Court in conjunction with development, unless a stop sign or traffic
13 signal has already been constructed by others.

14 Stop sign control shall be provided at all exit driveways for proposed industrial
15 parcels.

16 The Project shall participate in funding of the following off-site improvement
17 through the payment of Development Impact Fees (DIF):

18 a. Prior to the issuance of the first certificate of occupancy for TPM No.
19 33530, the County shall verify that a DIF-funded traffic signal has been
20 installed at the intersection of East Frontage Road and Nuevo Road, or is
21 ensured for installation.

22 The Project shall participate in funding of off-site improvements through the
23 payment of Transportation Uniform Mitigation Fees (TUMF). The following
24 TUMF-funded improvements are necessary to achieve acceptable levels of
25 service in the Project's study area:

26 a. A southbound right turn lane at the intersection of "A" Street and 4th
27 Street. (Prior to the issuance of a certificate of occupancy for more than
28

1 600,000 s.f. of industrial building space in TPM No. 33530, the County shall
2 verify that this TUMF-funded improvement has been constructed or is ensured
3 for construction.)

4 b. A second southbound left turn lane at the intersection of the I-215
5 southbound ramp and Nuevo Road has been constructed or is ensured for
6 construction. (Prior to the issuance of a certificate of occupancy for more than
7 600,000 s.f. of industrial building space in TPM No. 33530, the County shall
8 verify that this TUMF-funded improvement has been constructed or is ensured
9 for construction.)

10 c. A southbound free right turn lane at the intersection of the I-215
11 southbound ramp and Nuevo Road.

12 d. An eastbound free right turn lane at the intersection of the I-215
13 southbound ramp and Nuevo Road.

14 e. A northbound free right turn lane at the intersection of the I-215
15 northbound ramp and Nuevo Road.

16 f. A second eastbound left turn lane at the intersection of the I-215
17 northbound ramp and Nuevo Road.

18 M. Utility and Service Systems

19 1. Impacts:

20 Project construction and operation would increase the amount of solid waste
21 generated and contribute to the reduction of landfill capacity.

22 The Project will be serviced with water and sewer by the EMWD. A Water
23 Supply Assessment was conducted by EMWD, which shows that there is
24 adequate supply to service the site. All necessary water and sewer lines will be
25 constructed in roadway rights-of-way and line installation will not cause any
26 environmental impacts beyond the impacts that will occur from road
27
28

1 construction. Similarly, no additional impact will occur from the installation of
2 other utilities such as electric, gas, cable and telephone lines.

3 2. Mitigation:

4 Prior to the issuance of building permits, the refuse hauler for the project site
5 shall be advised of the efforts the developer will be pursuing relating to
6 recycling and waste reduction (i.e., curbside recycling, buy back centers, etc.)
7 in accordance with County Resolution No. 90-688. The use of such facilities
8 shall be encouraged by the developer through information (e.g., location,
9 materials accepted, etc.) provided in sales and leasing literature.

10 The project applicant shall participate in established County-wide programs
11 such as the Household Hazardous Waste Program and Business Waste Program
12 to reduce solid waste generation.

13 During construction activities, the project developer shall pursue and
14 implement any available and feasible source reduction programs for the
15 disposal of construction materials to the satisfaction of the Riverside County
16 Waste Management Department.

17 N. Mineral Resources

18 1. Impacts:

19 This project site is located within an area of mineral resources designated as zone
20 MRZ-3. The MRZ-3 designation indicates that mineral deposits are likely to exist,
21 however, according to the available geologic information, the significance of the
22 deposit is undetermined. The site is not zoned for mineral resources or mining.
23 The Project will not interfere with mining operations or expose people to risk
24 associated with mining operations. Therefore, this project will not result in the
25 loss of availability of a known mineral resource in the area classified or designated
26 by the State that would be of value to the region or the residents of the State, nor
27 will this Project result in the loss of availability of a locally-important mineral
28

1 resource recovery site delineated on a local general plan, specific plan or other land
2 use plan. Additionally, this project will not be an incompatible land use located
3 adjacent to State classified or designated area or existing surface mine nor will this
4 project expose people or property to hazards from proposed, existing or abandoned
5 quarries or mines.

6 2. Mitigation:

7 None required.

8 O. Population and Housing

9 1. Impacts:

10 The Project is consistent with the Mead Valley Area Plan land use designations
11 of Light Industrial and Business Park and will not generate a population or
12 population growth beyond that envisioned to occur in the Mead Valley Area
13 Plan.

14 2. Mitigation:

15 None required.

16 P. Recreation

17 1. Impacts:

18 The Project will develop light industrial land uses that will not create a demand
19 for parks or recreational facilities.

20 2. Mitigation:

21 None required.

22 Q. Schools

23 1. Impacts:

24 The Project will develop light industrial land uses that will not create a demand
25 for public education services and school facilities.

26 2. Mitigation:

27 None required.
28

1 R. Libraries

2 1. Impacts:

3 The Project will develop light industrial land uses that will not create a demand
4 for library services and facilities.

5 2. Mitigation:

6 None required.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that all applicable regulatory
8 requirements and feasible mitigation measures to reduce environmental impacts have been considered and are
9 applied as conditions of Project approval, yet the following impacts resulting from the approval of Tentative
10 Tract Map No. 33530 and related cases cannot be fully mitigated and will be only partially avoided or lessened
11 by the mitigation measures hereinafter specified. Therefore the County makes the findings set forth in Public
12 Resources Code Section 21081 (a)(3) that: specific economic, legal, social, technological, or other
13 considerations, including considerations for the provision of employment opportunities for highly trained
14 workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report,
15 and as required by Public Resources Code Section 21081(b), the County finds that for each of the significant
16 impacts which are subject to a finding under Section 21081(a)(3), that specific overriding economic, legal,
17 social, technological, or other benefits of the project outweigh the significant effects on the environment, and
18 adopts the statement of overriding considerations set forth herein:

19 A. Circulation and Traffic – Freeway Mainline Segments and Ramps

20 1. Impacts:

21 The Project is projected to generate a net total of approximately 9,842 trip-ends
22 per day with 1,308 vehicles per hour during the AM peak hour and 1,389
23 vehicles per hour during the PM peak hour, resulting in a significant impact to
24 freeway segments under the authority of Caltrans that are projected to operate
25 at unacceptable levels of service.

26 2. Mitigation:

1 The freeway system is under the authority of Caltrans. There is no mechanism
2 available for payment of fair share contributions to Caltrans to mitigate
3 freeway impacts. Therefore, cumulative impacts to freeway mainline segments
4 would be significant and unavoidable.

5 B. Air Quality – Project-Specific and Cumulative

6 1. Impacts:

7 The Project is consistent with the County General Plan's Mead Valley Area
8 Plan land use designations and thus is consistent with the SCAQMD's AQMP
9 which takes into account planned growth based on General Plans growth in the
10 region. As disclosed in the General Plan EIR, in the long-term, the Project,
11 along with other development projects in the SCAB, will contribute to the
12 regional inability to attain the SCAQMD emissions standards.

13 Operational activities associated with the Project will result in emissions of
14 ROG, NO_x, CO, PM_{2.5}, PM₁₀, and SO_x. These emissions are above the
15 SCAQMD significance thresholds, with the exception of SO_x, which is not
16 significant. Also, emissions of PM_{2.5} and PM₁₀ exceed localized significance
17 thresholds. Health concerns to sensitive receptors located south and west of the
18 site associated with operational emissions of PM_{2.5}.

19 Construction activities associated with the Project will result in emissions of
20 CO, VOC, NO_x, SO_x, PM_{2.5}, and PM₁₀. Significant and unavoidable short-
21 term direct and cumulative regional impacts include NO_x, VOC, and PM₁₀.
22 Significant and unavoidable short-term localized impacts include PM₁₀ and
23 PM_{2.5}.

24 2. Mitigation:

25 During grading and construction activities, the applicant/builder shall comply
26 with the requirements of SCAQMD Rule 403, Fugitive Dust.
27
28

1 In accordance with SCAQMD Rules 431.1 and 431.2, ultra-low sulfur fuel
2 diesel shall be used for stationary construction equipment.

3 Construction contractors shall adhere to the idling restrictions as set forth in
4 California Air Resources Board (CARB) Section 2485, Airborne Toxic Control
5 Measure to Limit Diesel Fueled Motor Vehicle Idling.

6 Concurrent with construction activities, the construction contractors shall select
7 construction equipment with low emission factors and high energy efficiency.

8 Concurrent with construction activities, regularly scheduled engineer
9 maintenance to minimize equipment emissions shall be performed by the
10 contractor.

11 Concurrent with construction activities, lean NOX catalyst for off-road
12 construction vehicles/equipment shall be used if such technology is available
13 for use at the time of construction.

14 Electric or emulsified diesel powered construction equipment shall be used in
15 lieu of gasoline powered engines wherever feasible.

16 During construction, the contractor shall use electricity from power poles when
17 feasible instead of using portable diesel or gasoline powered generators.

18 The construction contractor shall use Zero-VOC" paint (no more than 100
19 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications
20 consistent with SCAQMD Rule 1113. Alternatively, the construction
21 contractor shall consider using materials that do not require painting or are pre-
22 painted.

23 Construction grading plans shall include a statement that work crews shall shut
24 off equipment when not in use. During all phases of construction, all
25 contractors shall limit idling time to five minutes or less.

26 Electrical hook-ups shall be installed in loading bay areas to eliminate
27 unnecessary idling of main and auxiliary truck engines.
28

1 Signs shall be posted on the site in loading bay areas to identify applicable
2 CARB anti-idling regulations and request that truck drivers turn off engines
3 when not in use. The locations of such signs shall be indicated on
4 construction drawings and buildings plans, and approved by the County
5 Department of Building and Safety.

6 Loading docks that accommodate transport refrigeration units (TRUs) shall not
7 be located within 300 meters of any off-site sensitive receptor (residential
8 home, school, day-care center, outdoor park or public playground, hospital or
9 health facility). Prior to approval of Plot Plans, Site Plans and/or building
10 permits, the County of Riverside Planning Department shall review proposed
11 on-site building configurations and ensure that loading bays that accommodate
12 transport refrigeration units (TRUs) are sited at least 300 meters from the
13 nearest off-site sensitive receptor.

14 Construction contractors shall adhere to the idling restrictions as set forth in
15 California Air Resources Board (CARB) Section 2485, Airborne Toxic Control
16 Measure to Limit Diesel Fueled Motor Vehicle Idling.

17 Prior to the issuance of use or project approval a truck routing plan shall be
18 prepared for the Project that directs truck traffic directly to I-215. Signs shall
19 be posted at the Project's primary exit points directing traffic to I-215. The
20 locations of such signs shall be indicated on construction drawings.

21 Prior to the approval of Site Plans and/or Plot Plans, the County Planning
22 Department shall review the site design to ensure that on-site truck parking
23 areas are adequate and allow for overnight parking to minimize trucks parking
24 on streets outside the Project boundary.

25 Prior to the approval of Site Plans and/or Plot Plans, the County Planning
26 Department shall ensure that on-site stacking distances, truck check-in points,
27
28

1 and driveways are placed and designed to prevent queuing of trucks outside the
2 Project boundary.

3 Prior to the approval of Site Plans or Plot Plans, the County Planning
4 Department shall review the site design to ensure that the on-site routing of
5 truck traffic is not heavy in areas where the property boundary adjoins a
6 property containing a sensitive receptor.

7 Soil disturbance shall be temporarily terminated when high winds exceeding 25
8 mph (measured as instantaneous gusts) make dust control extremely difficult.

9 During construction, water trucks or sprinkler systems shall be used to keep all
10 areas of vehicle movement damp enough to prevent dust from leaving the site.

11 At a minimum, this includes wetting down such areas in the late morning, after
12 work is completed for the day, and whenever wind exceeds 15 mph.

13 During clearing, grading, earthmoving, excavation, or transportation of cut or
14 fill materials, water trucks or sprinkler systems shall be used to prevent dust
15 from leaving the site and to create a crust after each day's activities cease.

16 Soil stockpiled for more than two days shall be covered, kept moist, or treated
17 with soil binders to prevent dust generation.

18 The Project applicant/contractor shall reduce "spill-over" effects by preventing
19 soil erosion, washing dirt from vehicles entering public roadways, and
20 washing/ sweeping Project access to public roadways on a regular schedule.

21 All streets shall be swept once a day if visible soil materials are carried to
22 adjacent streets. Wheel washers shall be installed where vehicles enter and exit
23 unpaved roads onto paved roads. Street sweepers shall comply with SCAQMD
24 Rules 1186 and 1186.1.

25 All trucks hauling dirt, sand, soil, or other loose materials are to be covered or
26 shall maintain at least two feet of freeboard (i.e., minimum vertical distance
27 between top of the load and the top of the trailer) in accordance with the
28

1 requirements of California Vehicle Code Section 23114. Also, trucks
2 transporting soil, sand, cut or fill materials and/or construction debris to or
3 from the site shall be tarped from point of origin.

4 Immediately after clearing, grading, earthmoving or excavation is completed,
5 the entire area of disturbed soil shall be treated until the area is paved,
6 landscaped or otherwise developed to reduce dust generation.

7 The construction contractor shall time the construction activities so as to not
8 interfere with peak hour traffic and minimize obstruction of through traffic
9 lanes adjacent to the site. When necessary, a flag person shall be retained by
10 the construction supervisor to maintain safety adjacent to existing roadways.

11 The construction contractor shall support and encourage ridesharing and transit
12 incentives for the construction crew.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
14 alternatives identified in EIR No. 480 in light of the environmental impacts which cannot be fully mitigated
15 and has rejected those alternatives as infeasible for the reasons hereinafter stated:

16 A. No Project Alternative

- 17 1. The No Project/Agriculture Alternative assumes that no development would
18 occur on the site. The property would remain vacant and undeveloped land.
- 19 2. The No Project Alternative would fail to implement the land use designations
20 of the Riverside County General Plan and Mead Valley Area Plan, which
21 designate the site for “Business Park (B-P) (0.25 – 0.60 Floor Area Ratio)” and
22 “Light Industrial (L-I) (0.25 – 0.60 Floor Area Ratio)” land uses. Frontage
23 improvements would not occur to Harvill Avenue, “A” Street, and West Nuevo
24 Road along the Project site’s frontage. The resulting incomplete circulation
25 network has the potential to adversely affect traffic circulation in the area.
- 26 3. The No Project Alternative would fail to provide employment opportunities for
27 nearby residents. The Riverside County General Plan Program EIR No. 441
28

1 concluded that Riverside County is “rich in housing and poor in jobs.”
2 Furthermore, Riverside County General Plan Program EIR No. 441 states, “this
3 means that residents of Riverside County are traveling to surrounding counties
4 to work, which, in turn equates to longer commute times, increased air quality
5 impacts, and a lower quality of life.”

- 6 4. The No Project Alternative would not be consistent with the County
7 Redevelopment Agency’s I-215 Corridor Project Area. The Redevelopment
8 Area identifies 9,720 acres of property along I-215 as an area targeted for
9 redevelopment and job growth.

10 B. Manufacturing Heavy Zone Change Alternative

- 11 1. The Manufacturing Heavy Zone Change Alternative considers the development
12 of land uses permitted by the County’s Manufacturing Heavy (M-H) zone,
13 consisting of buildings and lots for manufacturing and storage. The 16.24 acres
14 of the site currently zoned “Manufacturing Heavy (M-H)” would remain zoned
15 M-H and the remaining 47.25 acres currently zoned “Industrial Park (I-P)”
16 would require a zone change to M-H. Similar to the proposed Project, the
17 Manufacturing Heavy Zone Change Alternative would provide 1,026,300
18 square feet of building area.
- 19 2. The Mead Valley Area Plan designates the site for a mixture of “Business Park
20 (B-P)” and “Light Industrial (L-I)” land uses. This Alternative considers the
21 development of land uses permitted by the County’s “Manufacturing Heavy
22 (M-H)” zone, consisting of buildings and lots for manufacturing and storage.
23 The full range of permitted uses under the M-H zone is not entirely consistent
24 with the land use designations of “Business Park (B-P)” and “Light Industrial
25 (L-I)”; however, depending on the type of tenants that occupy the Project site at
26 buildout, this Alternative may or may not be consistent with the Mead Valley
27 Area Plan and the General Plan. Specifically at the southern property boundary
28

1 adjacent to the City of Perris, land use conflicts could result due to the
2 placement of manufacturing uses immediately adjacent to residentially
3 designated areas.

4 3. Under this Alternative, the outdoor storage of materials and manufactured
5 products could result in an aesthetically offensive site open to the public when
6 viewed from the adjacent I-215 Freeway.

7 4. Traffic and circulation impacts associated with this Alternative are estimated to
8 generate approximately 29% less (7,000 ADT) than the impacts identified for
9 the proposed Project (9,842 ADT). Even with the reduction in the number of
10 traffic trips, cumulative impacts associated with the contribution of traffic to
11 the freeway mainline system (which is under the authority of Caltrans) would
12 remain significant and not mitigated, because no program exists to which
13 Development Impact Fees for freeway impacts may be paid.

14 C. Reduced Project Alternative

15 1. The Reduced Project Alternative considers developing the site with the same
16 land uses as the proposed Project, but at a lesser intensity. The Reduced
17 Project Alternative proposes to develop the site with 769,775 s.f. of light
18 Industrial park building space, a 25% reduction in comparison to the proposed
19 Project. As under the proposed Project, the 47.25 acres of the site currently
20 zoned "Industrial Park (I-P)" would be consistent with the land uses proposed
21 by this Alternative; however, the 16.24 acres of the site currently zoned
22 "Manufacturing Heavy (M-H)" would require a zone change to "Industrial
23 Park (I-P)."

24 2. As reported by the Western Riverside Council of Governments (WRCOG),
25 "future development within Western Riverside County is projected to result in
26 traffic volumes exceeding the capacity of the Regional System of Highways
27 and Arterials (RSHA or Regional System) as it presently exists. The Regional
28

1 System needs to be expanded to accommodate anticipated future growth;
2 current funds are inadequate to construct the Regional System needed to avoid
3 the unacceptable levels of traffic congestion and related adverse impacts.” Due
4 to the decreased maximum amount of square footage of building area allowed
5 for development under the Reduced Project Alternative, this Alternative would
6 make 25% less total fee contributions to the County’s Transportation Uniform
7 Mitigation Fees (TUMF), which funds construction of updates to the Regional
8 System, than the proposed Project.

- 9
- 10 3. Due to the 25% reduction in maximum amount of square footage of building
11 area allowed for development under the Reduced Project Alternative, fewer job
12 opportunities would be generated for nearby residents. The Riverside County
13 General Plan Program EIR No. 441 concluded that Riverside County is “rich in
14 housing and poor in jobs.” Furthermore, Riverside County General Plan
15 Program EIR No. 441 states, “this means that residents of Riverside County are
16 traveling to surrounding counties to work which, in turn equates to longer
17 commute times, increase air quality impacts, and a lower quality of life.”
- 18 4. The Reduced Project Alternative reduces many of the proposed Project’s
19 environmental impacts, especially in the areas of air quality, traffic, and noise,
20 due to the decreased amount of maximum amount of square footage of building
21 area allowed for development. However, this Alternative does not eliminate
22 any of the Project’s impacts that cannot be reduced to a level below
23 significance with mitigation.
- 24 5. Even with the reduction in the number of traffic trips under this Alternative,
25 cumulative impacts associated with the contribution of traffic to the freeway
26 mainline system (which is under the authority of Caltrans) would remain
27 significant and not mitigated, because no program exists to which Development
28 Impact Fees for freeway impacts may be paid.

1 D. Commercial Retail Alternative

- 2 1. The Commercial Retail Zone Change Alternative considers development the
3 site with commercial retail land uses. The site's zoning would be changed to
4 "General Commercial (C-1/C-P)." The site would be developed with a
5 maximum total of 500,000 square feet of commercial retail land uses and
6 surface parking lots. The site's commercial retail use would serve local and
7 regional commercial retail needs, especially the needs of commuters along I-
8 215 freeway. Uses permitted under the C-1/C-P zoning classification include
9 shops, motels and hotels, service stores such as laundry mats or travel agencies,
10 and restaurants.
- 11 2. The Commercial Retail Zone Change Alternative would be inconsistent with
12 the Mead Valley Area Plan's land use designations for the site of "Business
13 Park (B-P)" and "Light Industrial (L-I)."
- 14 3. A greater number of vehicle trips would be generated under this Alternative (a
15 trip generation rate of 85.38 daily trips per 1,000 square feet of building space
16 was assumed as a conservative estimate, resulting in a total ADT of 42,690, or
17 approximately 287% more than the proposed Project); therefore, daily
18 operational and area source emissions from vehicles would be approximately
19 287% more than the proposed Project, resulting in an increase in air quality
20 impacts. Operational emissions would exceed thresholds set forth by
21 SCAQMD. As a result, this Alternative would increase the severity of the
22 emissions impact for VOC, NO_x, CO, PM₁₀ and PM_{2.5} emissions.
- 23 4. As reported by the Western Riverside Council of Governments (WRCOG),
24 "future development within Western Riverside County is projected to result in
25 traffic volumes exceeding the capacity of the Regional System of Highways
26 and Arterials (RSHA or Regional System) as it presently exists. The Regional
27 System needs to be expanded to accommodate anticipated future growth;
28

1 current funds are inadequate to construct the Regional System needed to avoid
2 the unacceptable levels of traffic congestion and related adverse impacts.” Due
3 to the decreased maximum amount of square footage of building area allowed
4 for development under the Commercial Retail Zone Change Alternative, this
5 Alternative would make approximately 51% less total fee contributions to the
6 County’s Transportation Uniform Mitigation Fees (TUMF), which funds
7 construction of updates to the Regional System, than the proposed Project.

- 8 5. Under the Commercial Retail Zone Change Alternative, noise and
9 transportation/traffic impacts would be greater than the proposed Project due to
10 the increase in the number of vehicles accessing the site throughout the day.
11 6. Cumulative impacts associated with the contribution of traffic to the freeway
12 mainline system (which is under the authority of Caltrans) would remain
13 significant and not mitigated, because no program exists to which Development
14 Impact Fees for freeway impacts may be paid.

15 E. Alternative Sites

- 16 1. CEQA requires that an EIR identify alternatives to the project, but does not
17 expressly require that it discuss alternative locations for the Project.
18 2. The proposed Project’s light industrial land use is consistent with the land use
19 designations assigned to the property by the Mead Valley Area Plan. The
20 property is generally flat and is highly disturbed due the past agriculture uses.
21 The vegetation on-site consists of non-native and invasive plant species. The
22 site is not located within an MSHCP Criteria Area and does not contain state or
23 federally-listed plant or wildlife species; therefore impacts to biological
24 resources is limited.
25 3. Few other properties in Western Riverside County would offer less
26 developmental and environmental constraints, or fewer environmental impacts
27 than the proposed Project site.
28

1 4. Development in an alternate location in Western Riverside County would also
2 result in freeway mainline impacts, short-term construction air quality impacts
3 and long-term cumulative air quality impacts. Therefore, there is no
4 environmental benefit to considering development of the Project at an alternate
5 location.

6 F. Residential or Agricultural Land Use

- 7 1. Development of residential homes on the site or long-term use of the site for
8 agricultural farming would not meet the objectives of the Project or be
9 consistent with the General Plan and the Mead Valley Area Plan.
- 10 2. A main Project objective is to provide industrial land uses that will serve the
11 needs of the growing population and benefit the economy of the area.
- 12 3. An alternative land use such as residential or agriculture would also not be
13 consistent with the County's General Plan, which calls for development of the
14 site with employment generating uses. For these reasons, residential and
15 agricultural land use alternatives were rejected from further consideration.

16 G. Existing Zoning Alternative

- 17 1. An Existing Zoning Alternative considered development of the site with uses
18 permitted by the property's existing zoning designations. Under this
19 alternative, 16.24 acres would be developed with uses permitted by the
20 Manufacturing Heavy (M-H) zone and the remaining 47.25 acres would be
21 developed with uses permitted by the Industrial Park (I-P) zone. This
22 alternative was considered but is rejected because it offered no measurable
23 environmental benefits as compared to the proposed Project.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of Tentative
25 Tract Map No. 33530 and related cases against the unavoidable adverse environmental effects thereof, and has
26 determined that the following benefits outweigh and render acceptable those environmental effects in
27 accordance with Public Resource code 21081(b):
28

- 1 A. The Project provides development on the site that is consistent with the Mead Valley Area
2 Plan's land use designations of "Light Industrial (L-I)" and "Business Park (B-P)" and the
3 County's zoning designation of "Industrial Park (I-P)."
- 4 B. The Project proposes to develop 24 parcels with approximately 1,026,300 square feet of
5 industrial development, which would have the potential to foster economic growth in the
6 surrounding environment. Business development is identified as a critical factor in increasing
7 air quality and reducing traffic congestion. "Increasing employment opportunities within the
8 County will allow residents to obtain jobs locally and reduce commute times" The objective of
9 the jobs-to-housing ratio concept is to reduce Vehicle Miles Traveled (VMT) by locating jobs
10 and housing closer together" (General Plan, page AQ-19). In this context, the proposed Project
11 assists the County in achieving its air quality goals by providing business and employment
12 opportunities.
- 13 C. The Project will attract new businesses that can provide jobs in Western Riverside County to
14 assist in providing a better jobs/housing balance and reduce the need for the local workforce to
15 commute to adjacent counties.
- 16 D. The Project will provide an employment area near the I-215 corridor, where multiple
17 transportation modes converge.
- 18 E. The Project provides public roadway improvements on and adjacent to the site to facilitate safe
19 vehicular travel to, from, and within the site.
- 20 F. The Project will assist in implementing the County Redevelopment Agency's I-215 Corridor
21 Project Area, which was formed to encourage redevelopment and economic growth in the I-215
22 corridor area.
- 23 G. The Project will make monetary contributions to Riverside County's Transportation Uniform
24 Mitigation Fee (TUMF) to assist in the construction of regional transportation improvements.
- 25 H. The Project will make monetary contributions to the Western Riverside County MSHCP to
26 assist in property acquisition and maintenance of habitat core and linkage areas.
27
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
2 (Section 15126 (d)) require an EIR to discuss how a proposed Project could directly or indirectly lead to
3 economic, population, or housing growth. A Project may be growth-inducing if it removes obstacles to
4 growth, taxes community service facilities or encourages other activities which cause significant
5 environmental effects. The discussion is as follows:

6 A. Economic, Population or Housing Growth

7 TPM No. 33530 would develop 24 parcels with approximately 1,026,300 square feet of
8 industrial development which would have the potential to foster economic growth in
9 the surrounding environment. Development of the proposed Project would occur
10 consistent with planned growth identified in the Riverside County General Plan,
11 Southern California Association of Governments (SCAG), and the Mead Valley Area
12 Plan. An extensive analysis of the balance of jobs and housing was conducted as part
13 of the Housing Element of the County's General Plan. Because the proposed Project
14 would be consistent with the General Plan Land Use Plan and the land use designations
15 assigned to the property by the Mead Valley Area Plan, implementation of the
16 proposed Project would be consistent with growth forecasts and would not create an
17 imbalance between jobs and housing within the Project vicinity. The property is
18 currently vacant and undeveloped, but was used in the 1960's and 1970's for the
19 production of agricultural crops. The surrounding area is developed with light
20 industrial, business park, commercial retail and residential agriculture land uses.
21 Development is occurring in accordance with the Mead Valley Area Plan and in a
22 phased manner with a logical extension of utility and infrastructure improvements.
23 Implementation of the proposed Project would not stimulate growth in the area beyond
24 that anticipated by the General Plan and the Mead Valley Area Plan.

25
26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No. 33530
27 will implement applicable elements of the Riverside County General Plan as follows:

28 A. Land Use Element

1 Development of the site with industrial park development permitted by the Riverside
2 County's "Industrial Park (I-P)" zoning designation is consistent with the Land Use
3 Element in that the property would be developed in accordance with the Community
4 Development Foundation Component land use designations applied to the site by the
5 General Plan, and in accordance with the "Light Industrial (L-I)" and "Business Park
6 (B-P)" land use designations applied to the site by the Mead Valley Area Plan.

7 B. Circulation Element

8 As part of TPM No. 33530, construction of improvements to Harvill Avenue and West
9 Nuevo Road would provide consistency with the designations assigned to these
10 roadways by the County General Plan Circulation Plan. The Project's technical traffic
11 report concludes that implementation of the proposed Project, in conjunction with
12 planned improvements, would not degrade the level of service of any existing or
13 proposed intersection below an acceptable level; however, the contribution of traffic to
14 freeway mainlines and ramps would be significant and unavoidable, because no
15 program exists to which Development Impact Fees for freeway impacts may be paid.
16 The Project is consistent with the General Plan Land Use Plan, and is thereby
17 consistent with the traffic volumes envisioned by the General Plan Land use Plan. All
18 required improvements that are directly attributable to the proposed Project would be
19 constructed as part of TPM No. 33530 and fair share costs would be contributed for
20 improvements to affected off-site roadways through payment of the Transportation
21 Uniform Mitigation Fees (TUMF) and Development Impact Fees (DIF).

22 A Community Trail is designated by the General Plan along West Nuevo Road. TPM
23 No. 33530 provides for a 15-foot-wide trail easement along its frontage with West
24 Nuevo Road, in compliance with the General Plan.

25 C. Multipurpose Open Space Element

26 The Project site is not identified for open space preservation by the General Plan or the
27 MSHCP. The General Plan designates the site as a Community Development area for
28

1 “Light Industrial (L-I)” and “Business Park (B-P)” uses. Vegetation on the Project site
2 is highly disturbed due to past agricultural uses and is dominated by non-native and
3 invasive plant species. No state or federally listed plant or wildlife species exist on the
4 site. The State Farmland Mapping and Monitoring Program (FMMP) identifies the
5 site as containing Prime Farmland and Farmland of Statewide Importance, which is
6 not a farmland designation of concern for conversion to a non-agricultural land use.
7 The site has been completely disturbed by past agricultural activities and, as such, is
8 not environmentally sensitive. No known archaeological or paleontological resources
9 are present; however, the potential exists for the discovery of archaeological or
10 paleontological resources during grading and construction and mitigation measures are
11 presented in EIR No. 480, Section 4.6 to reduce impacts to below a level of
12 significance. Additionally, the Project site is not located within or adjacent to any
13 identified scenic corridors nor is it mapped within a valuable mineral resource area.

14 D. Safety Element

15 Any structures designated for development subsequent to the approval of Tentative
16 Tract Map No. 33530 would be constructed in accordance with the Uniform Building
17 Code (UBC) and any site-specific conditions imposed by the County Geologist; thus
18 insuring geologic safety. The Project site is not located within a blowsand area, is not
19 located within a dam inundation area, and would not conflict with any disaster
20 preparedness plan. Compliance with the requirements of the Riverside County Fire
21 Department, and the required payment of mitigation fees pursuant to Ordinance 659.6
22 would insure fire safety. Lastly, the Project does not include the use of or creation of
23 hazardous materials with the exception of building materials and products that are not
24 hazardous in small concentrations. EIR No. 480, Section 4.8 addresses remediation of
25 potential hazardous wastes present on the site.

26 E. Noise Element

1 As indicated in Section 4.10 of EIR No. 480, impacts associated with noise are
2 anticipated to be less than significant with incorporation of mitigation measures. The
3 Project will shield roof top mounted mechanical ventilation systems with parapet walls
4 on top of buildings, tall enough to block the line of site between the mechanical
5 ventilation systems and residential homes to the south of the site.

6 F. Housing Element

7 The General Plan Land Use designations for the Project site are “Light Industrial (L-I)”
8 and “Business Park (B-P).” TPM No. 33530 is consistent with the land use
9 designations. The site does not currently contain housing, is not designated by the
10 General Plan to provide housing, and the Project does not propose housing; therefore,
11 the Housing Element is not applicable to the proposed Project site. The proposed
12 Project would not displace any existing housing because no housing units are located
13 on the property. The Project also would not disrupt or divide any established
14 community because the site is currently vacant and is planned to be developed in
15 accord with the land use designations assigned to the site by the General Plan.

16 G. Air Quality Element

17 As disclosed in Section 4.4 of EIR No. 480, the Project applicant would be required to
18 implement mitigation measures intended to reduce direct air quality impacts to the
19 greatest feasible extent. Implementation of the mitigation measures would ensure
20 consistency with the Air Quality Element. Not unlike other development Projects in
21 Riverside County, and as disclosed in the EIR prepared for the County General Plan
22 (SCH No. 2002051143), direct and cumulative air quality impacts would remain
23 significant and unmitigable. Although the Project’s contribution to air quality impacts
24 is cumulatively significant, the mitigation measures presented in Section 4.4 would
25 reduce those impacts to the greatest extent possible, in conformance with SCAQMD,
26 EPA, and CARB requirements. Also through mitigation measures, the Project would
27 comply with the Good Neighbor Guidelines published by WRCOG’s Regional Air
28

1 Quality Taskforce for the siting of warehouse buildings, should such buildings be
2 proposed on the site in the future as permitted by the County's "Industrial Park (I-P)"
3 zoning designation.

4 H. Administration Element

5 The Administration Element contains information regarding the structure of the
6 General Plan as well as general planning principles and a statement regarding the
7 vision for Riverside County. No policy directives are included in this Element.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No. 33530
9 and related cases are in conformance with the conservation requirements of the Western Riverside County
10 Multiple Species Conservation Plan (MSHCP) in that:

- 11 A. The proposed Project site is not located within the MSHCP Criteria Area and as such is not
12 designated for open space conservation by the MSHCP. Thus, the Project as proposed would
13 not conflict with Reserve Assembly, because the Project site is not identified for conservation.
- 14 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant effects on
15 Riparian/Riverine Areas and Vernal Pools, which includes identification and mapping of such
16 areas located on the Project site, is required if such resources are identified on the Project site.
17 The property does not contain any vernal pools, wetlands, or jurisdictional waters.
- 18 C. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused surveys for
19 certain Narrow Endemic plant species are required for properties within mapped survey areas.
20 A focused survey for narrow endemic plants is not required by the MSHCP for TPM No.
21 33530. Because of the heavily disturbed nature of the site, and the absence of other sensitive
22 plant species, the potential for narrow endemic species to occur is very low.
- 23 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP
24 Conservation Area are required to incorporate mechanisms to address indirect effects to the
25 MSHCP Conservation Area. The Project site is not located adjacent to the MSHCP Criteria
26 Area or any MSHCP Preserve; thus, the Project has no potential to result in secondary edge
27 effect impacts on the MSHCP Preserve.
28

1 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for
2 certain additional plant and animal species are required for properties within mapped survey
3 areas. The MSHCP identifies wildlife species survey requirements on the site for burrowing
4 owl. A Focused Survey for the burrowing owl was conducted on July 9, 2004 and the results
5 were negative. An additional survey will be conducted in accordance with the requirements of
6 the MSHCP, within thirty days prior to the commencement of grading activities.

7 F. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be considered. Because
8 the Project site is not located adjacent to the MSHCP Conservation Area, impacts of fuel
9 management would not affect the Conservation Area.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No. 33530 is
11 consistent with the County of Riverside General Plan as adopted by the Riverside County Board of
12 Supervisors on October 7, 2003.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered EIR
14 No. 480 in evaluating Tentative Tract Map No. 33530 and subsequent projects, that the EIR No. 480 is an
15 accurate and objective statement that complies with the California Environmental Quality Act and reflects the
16 County's independent judgment, and that EIR No. 480 is incorporated herein by this reference.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 480 and
18 **ADOPTS** the Mitigation Monitoring Plan specified herein, **ADOPTS** the Statement of Overriding
19 Considerations as set forth above and **APPROVES** the Tentative Tract Map No. 33530.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Tentative Tract Map No.
21 33530, shall be placed on file in the Office of the Clerk of the Board, and in the Office of the Planning
22 Director, and in the Office of the Building and Safety Director, and that no applications for subdivision maps,
23 conditional use permits or other department approvals shall be accepted for the real property described and
24 shown in the plan, unless such applications are substantially in accordance therewith.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
26 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
27 Department and that such documents are located at 4080 Lemon Street, Riverside, California.
28