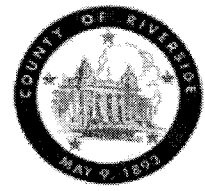


FORM APPROVED COUNTY COUNSEL
 BY: MICHELLE CLACK
 DATE: 9/2/09

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

1158



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 August 2, 2009

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 497 – (Environmental Impact Report) – Applicant: Oakmont Industrial Group - Engineer/Rep: Albert A. Webb & Associates - First Supervisorial District – North Perris Zoning District – Mead Valley Area Plan – Community Development: Light Industrial (CD:LI) (.25 to .60 floor to area ratio) - Location: Northerly of Placentia Street, westerly of West Frontage Road, and easterly of Harvill Avenue – 21.86 Gross Acres – Manufacturing Heavy (M-H) Zoning - **REQUEST:** The Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed project per the California Environmental Quality Act (CEQA) and the Riverside County Rules to implement CEQA.

RECOMMENDED MOTION:

ADOPTION of RESOLUTION NO. 2009-062, for Environmental Impact Report No. 497, which has been completed in compliance with CEQA Guidelines.

Jerry Jolliffe, Deputy Planning Director for

[Signature]
 Ron Goldman
 Planning Director
 (CONTINUED ON ATTACHED PAGE)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30 <input type="checkbox"/>
APPROVE	Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION: *[Signature]*
 BY: Tina Grande
County Executive Office Signature

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: June 9, 2009 Item 16.1 | **District:** First | **Agenda Number:**

3.44

BACKGROUND:

The Change of Zone was tentatively approved; the Plot Plan and Tentative Parcel Map were approved; and the Environmental Impact Report was tentatively certified by the Planning Commission on April 2, 2008.

The subject case was continued from the April 21, 2009 and May 19, 2009 Board of Supervisor's hearings to June 9, 2009 where the following actions were taken as recommended on the Form 11:

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT No. 497**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **CHANGE OF ZONE No. 7186**, as seen on Exhibit 3, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **PLOT PLAN No. 20711**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PARCEL MAP No. 34706**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

2
3
4 **RESOLUTION NO. 2009-062**
5 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 497**
6 **AND APPROVING TENTATIVE PARCEL MAP NO. 34706 AND PLOT PLAN NO. 20711**
7 **(HARVILL CENTER)**

8 **WHEREAS**, pursuant to applicable law, a public hearing was held before the Riverside County
9 Board of Supervisors in Riverside, California on April 21, 2009, May 19, 2009 and June 9, 2009 and
10 before the Riverside County Planning Commission in Riverside, California on March 5, 2008 and April
11 2, 2008 to consider Tentative Parcel Map No. 34706 and Plot Plan No. 20711 (Harvill Center).

12 **WHEREAS**, all the procedures of the California Environmental Quality Act have been met, and
13 Environmental Impact Report (EIR) No. 497, prepared in connection with Tentative Parcel Map No.
14 34706 and Plot Plan No. 20711(Harvill Center) and related cases (referred to alternatively herein as "the
15 project"), is sufficiently detailed so that all the potentially significant effects of the project on the
16 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
17 accordance with the above-referenced Act; and,

18 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
19 public and affected government agencies; now, therefore,

20 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
21 Supervisors of the County of Riverside, in regular session assembled on September 15, 2009, that:

- 22 A. Tentative Parcel Map No. 34706 and Plot Plan No. 20711 is located on a 19.8 gross acre
23 parcel and more specifically it is located northerly of Placentia Street, westerly of West
24 Frontage Road and easterly of Harvill Avenue in the Mead Valley Area. The project
25 would include the construction of two (2) manufacturing distribution warehouse
26 facilities. The project would also include site landscaping, parking, drainage basin and a
27 twenty- foot (20') trail easement which is to be dedicated to the County of Riverside
28 Parks and Recreation.
- B. Tentative Parcel Map No. 34706 and Plot Plan No. 20711 is a Schedule E subdivision of

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 9/15/09

1 19.8 acres into two (2) parcels; Parcel 1 is 13.63 acres and Parcel 2 is 7.53 acres.

2 C. Tentative Parcel Map No. 34706 and Plot Plan No. 20711 are associated with Change of
3 Zone 7186, which were considered concurrently at the public hearing before the Planning
4 Commission. The project proposes to change the existing zoning classifications of
5 Manufacturing-Heavy (M-H) to Manufacturing-Service Commercial (M-SC). The M-
6 SC zoning would establish those development standards required to implement the
7 project.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
9 impacts associated with the project are potentially significant unless otherwise indicated, but each of
10 these impacts will be avoided or substantially lessened by the identified mitigation measure.

11 A. Land Use and Planning

12 1. Impacts:

13 The project is consistent with the land use designations, zoning, and policies of
14 the County General Plan and the Mead Valley Area Plan. No land use conflicts
15 will occur with these County long-range plans. The project is consistent with
16 the Mead Valley Area Plan land use designation and will not generate a
17 population or generate population growth beyond that envisioned to occur in the
18 Mead Valley Area Plan. The project will provide additional employment
19 opportunities to existing residents that currently commute outside of the local
20 area to work, improving the County's jobs to housing balance.

21 The project will not obstruct attainment of the goals contained in the South
22 Coast Air Quality Management District's (SCAQMD's) Air Quality
23 Management Plan (AQMP) or the Southern California Association of
24 Governments' (SCAG') Regional Comprehensive Plan and Guide.

25 2. Mitigation:

26 None Required.

27 B. Aesthetics

28

1 1. Impacts:

2 Implementation of the project could create a new source of substantial light or glare
3 on site and in the vicinity that would adversely affect day or nighttime views in the
4 area. This would be considered a potentially significant impact. However,
5 implementation of the identified mitigation measures would reduce this impact to
6 less than significant.

7 2. Mitigation:

8 The project has been modified to mitigate or avoid the potentially significant land
9 use impacts by the following mitigation measure, which is hereby adopted and
10 will be implemented as provided in the Mitigation Monitoring/Reporting
11 Program.

- 12 a. Design for the warehouse structure shall provide for the use of textured non-
13 reflective exterior surfaces and non-reflective glass.
- 14 b. All outdoor lighting shall be directed to the specific location intended for
15 illumination to limit stray light spillover onto adjacent areas. In addition, all
16 lighting shall be shielded to minimize the production of light spill onto
17 adjacent uses, and minimum lighting levels (according to County standards)
18 shall be used.
- 19 c. The project shall comply with the requirements of County Ordinance No.
20 655 for those projects located within Zone B of the Mt. Palomar Nighttime
21 Lighting Policy.

22 C. Agricultural Resources

23 1. Impacts:

24 The project Site does not contain any agriculture-related zoning or a Williamson
25 Act contract. The conversion of the project Site from vacant land use to a non-
26 agriculture land use would not have the potential to induce conversion of other
27 agriculture land uses and lands identified as Farmland that were not already
28 identified and planned for in the Riverside County General Plan and Mead Valley

1 Area Plan. The project Site is not designated for agricultural uses by the County's
2 General Plan, Mead Valley Area Plan, or County zoning ordinance. The project
3 Site lies adjacent to a major transportation corridor, Interstate 215, and other light
4 industrial uses.

- 5 2. Mitigation:
6 No mitigation.

7 D. Air Quality- Health

8 1. Impacts:

9 The project would create a significant short-term regional air quality impacts due to
10 PM10 emissions during the rough and precise grading phases and VOC emissions
11 during the application of architectural coating phase for the project. However,
12 incorporation of the mitigation measures would reduce impacts to less than
13 significant.

14 The long term operations of the project would not expose sensitive receptors to
15 substantial pollutant concentrations. Also, the ongoing operations of the project
16 would not result in significant impacts due to the cancer risk from diesel emissions
17 created by the project. The Health Risk Assessment ("HRA") (Vista
18 Environmental,
19 January 2007) in the Draft EIR found a significant cancer risk based on inaccurate
20 truck traffic assumptions which have been corrected in the revised HRA (Vista
21 Environmental, April 2008) where the cancer risk was found to be less than
22 significant. In addition, with the incorporation of the following mitigation measure,
23 impacts would be less than significant.

24 The project would result in a potentially significant impact to the air quality
25 standard(s) established. However, implementation of the following mitigation
26 measures would reduce the impacts to air quality standards to less than significant.

27 2. Mitigation:

28 The project has been modified to mitigate or avoid the potentially significant land

1 use impacts by the following mitigation measures, which is hereby adopted and
2 will be implemented as provided in the Mitigation Monitoring/Reporting
3 Program.

4 a. The applicant shall require the grading contractor to water all exposed
5 surfaces, including all haul roads three times per day during the grading
6 phases of the project.

7 b. The applicant shall require that the construction contractor utilize "Super-
8 Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. A
9 list of "Super-Compliant" paint manufactures is provided at
10 www.aqmd.gov/prdas/brochures/paintguide.html.

11 The Board of Supervisors finds that the project would create significant
12 short-term regional air quality impacts due to PM10 emissions during the
13 rough and precise grading phases and VOC emissions during the application
14 of architectural coatings phase for the project.

15 c. The Project Sponsor shall adhere to the following mitigation measures
16 taken from the *Health Risk Assessment Guidance for Analyzing Cancer*
17 *Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality*
18 *Analysis*, prepared by SCAQMD, August 2003, for the project throughout
19 the operation phase when feasible:

- 20 1. Provide a minimum buffer zone of 300 meters between truck
21 traffic and sensitive receptors ;
- 22 2. Re-route truck traffic by adding direct off-ramps for the truck
23 traffic or by restricting truck traffic on certain sensitive routes;
- 24 3. Enforce truck parking restrictions during project operating
25 hours;
- 26 4. Develop park and ride programs during project operation
27 hours;
- 28 5. Restrict truck idling during project operating hours when

feasible;

6. Restrict operation to "clean" (alternative fueled or retrofitted to reduce emissions) trucks when feasible;
7. Electrify service equipment at the facility to reduce emissions;
8. Provide electrical hook-ups for trucks that need to cool their load during project operation;
9. Electrify auxiliary power units;
10. Use "clean" (alternative fueled or retrofitted to reduce emissions) street sweepers where feasible;
11. Pave roads and road shoulders, per the project Conditions of Approval;
12. Provide onsite services to minimize truck traffic in or near residential areas, including, but not limited to, the following services: meal or cafeteria service, automated teller machines, etc;
13. Require the use of low-sulfur diesel fuel with particulate traps;
14. Conduct air quality monitoring at sensitive receptors within the vicinity (600 foot radius) of the project.

- d. During construction, mobile construction equipment shall be properly maintained onsite, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.
- e. Prohibit all vehicles from idling in excess of five minutes, both on-site and offsite, more specifically within 300 feet of the project.
- f. Configure construction parking to minimize traffic interference.

- 1 g. he Project Sponsor shall provide construction site electrical hook ups for
2 electric hand tools such as saws, drills, and compressors, to eliminate the
3 need for diesel powered electric.
- 4 h. The Project Sponsor shall require that the contractor apply paints using
5 either high volume low pressure (HVLPP) spray equipment or by hand.
- 6 i. Prior to issuance of any building permits the Project Sponsor shall submit a
7 traffic control plan that shall describe in detail, safe detours and provide
8 temporary traffic control during construction activities.

9 E. Biological Resources

10 1. Impacts:

11 Implementation of the project would not adversely affect riparian habitat or other
12 sensitive natural communities. The Project Site is in a disturbed agricultural field.
13 The project would not have any impacts on federally protected wetlands as defined
14 by Section 404 of the Clean Water Act. Implementation of the project would not
15 substantially interfere with the movement of any native resident or migratory
16 species or with established native resident or migratory wildlife corridors, or
17 impede the use of native wildlife nursery sites. Development of the project would
18 be in conformance with local applicable policies protecting biological resources.
19 Development of the project would conform to the provisions of the Western
20 Riverside Multiple Species Habitat Conservation Plan. There would be no
21 conflicts with the provisions of an adopted Habitat Conservation Plan or Natural
22 Community Conservation Plan. Implementation of the project would not have a
23 significant impact on species identified as sensitive or special-status species in
24 local or regional plans, policies, or regulations; or by the California Department of
25 Fish and Game; or by the U.S. Fish and Wildlife Service.

26 2. Mitigation:

27 None Required.

28

1 F. Cultural Resources

2 1. Impacts:

3 A cultural resources survey (Chambers Group, August 2006) was conducted on
4 the Project Site in order to determine the presence of any archaeological resources
5 on the Project Site. Although the survey did not identify any archaeological
6 resources on the Project Site, the potential for subsurface archaeological resources
7 does exist.

8 There are no human remains on the Project Site. However, the potential exists for
9 human remains to be discovered during the short-term construction period.

10 2. Mitigation:

11 The project has been modified to mitigate or avoid the potentially significant
12 impacts by the following mitigation measure, which is hereby adopted and will be
13 implemented as provided in the Mitigation Monitoring/Reporting Program.

- 14 a. If any sub-surface, archaeological or paleontological resources are
15 discovered during grading activities, grading activities shall be halted in
16 the vicinity of the resource until the resource is recorded and evaluated by
17 a qualified archaeologist or paleontologist hired by the Sponsor.
- 18 b. If human remains are discovered during construction-related activities, in
19 conformance with State of California Health and Safety Code Section
20 7050.5, disturbance of the immediate area near the remains shall be halted
21 until the Riverside County Coroner has made a determination regarding
22 the origin and disposition as required by California Public Resources Code
23 Section 5097.98. If encountered remains are determined to be Native
24 American origin, the Native American Heritage Commission shall be
25 notified.

26 G. Geology and Soils

27 1. Impacts:

28 There are no known active or potentially active faults trending toward or

1 through the site. The proposed development lies outside of any Alquist Priolo
2 Special Studies Zone and the potential for damage due to direct rupture is
3 considered very remote. The potential for hazards and damage resulting from
4 displacement during an earthquake along these faults is unpredictable and may
5 be considered to be remote, therefore less than significant. The potential for
6 liquefaction to occur at the site is low due to the depth of groundwater in excess
7 of 100 feet. Design of the proposed construction in conformance with the latest
8 Building Code provisions for earthquake design is expected.

9 2. Mitigation:

10 None Required.

11 H. Hazards and Hazardous Materials:

12 1. Impacts:

13 Implementation of the project would not create a significant hazard to the public
14 or the environment through the transportation, use, or disposal of hazardous
15 materials. The project does not intend to use these materials. The project does
16 not propose to use acutely hazardous materials. Implementation of the project
17 would not result in a safety hazard for the project area within the vicinity of a
18 private airstrip. The Project Site is not located in the vicinity of a private airstrip.
19 The project would not impair implementation or physically interfere with an
20 adopted emergency response or evacuation plan and would not expose people or
21 structures to a significant risk or loss as a result of wildland fires.

22 The Project Site is located within a low designated Wildfire Zone.

23 Implementation of the project would not emit hazardous emissions or handle
24 acutely hazardous materials within one-quarter mile of an existing proposed
25 school. The closest school is more than one-quarter mile from the Project Site.
26 Implementation of the project would result in the placement of people working
27 within an airport land use plan. The location of the project is outside of the
28 Accident Potential Zones, as defined by the Department of Defense.

1 Implementation of the project is not included on a government database for
2 hazardous materials.

3 2. Mitigation:

4 None Required.

5 I. Hydrology and Water Quality

6 1. Impacts:

7 The project would produce runoff that has the potential to impact water quality and
8 discharge. The project requires a National Pollutant Discharge Elimination System
9 (NPDES) permit and recommends mitigation measures to reduce potential impacts
10 to less than significant.

11 Implementation of the project would create impermeable surfaces that have the
12 potential to interfere with groundwater recharge. With implementation of the
13 mitigation measures found within this analysis, impacts would be reduced to less
14 than significant.

15 2. Mitigation:

16 The project has been modified to mitigate or avoid the potentially significant land
17 use impacts by the following mitigation measures, which is hereby adopted and
18 will be implemented as provided in the Mitigation Monitoring/Reporting
19 Program.

20 a. Prior to the issuance of a grading permit, the Project Sponsor shall
21 demonstrate compliance with NPDES Storm Water Permit CAS0000002 to
22 the satisfaction of the County of Riverside Flood Control and Water
23 Conservation District. Applicable Best Management Practices shall be
24 incorporated into the NPDES Permit and a Notice of Intent for coverage
25 under NPDES Storm Water Permit CAS0000002 shall be filed.

26 b. Prior to the issuance of a grading permit, the Project Sponsor shall submit
27 the Water Quality Management Plan to the County of Riverside Flood
28 Control and Water Conservation District for review and approval.

- 1 c. Prior to issuance of a grading permit, the Project Sponsor, shall record with
2 the Riverside County Clerk a Covenant and Agreement on a form provided
3 by the County of Riverside that informs any future property owners of their
4 obligation to implement the approved project-specific WQMP.
- 5 d. Prior to the issuance of a building permit, grading final inspection, or
6 certificate of occupancy, the Project Sponsor shall demonstrate to the
7 County of Riverside Flood Control and Water Conservation District
8 satisfaction of the following:
- 9 1. Prior to building final inspection, all structural BMPs described in
10 the WQMP prepared for the project shall be constructed and
11 installed in conformance with the approved plans and specifications.
 - 12 2. The Project Sponsor shall implement all non-structural BMPs
13 described in the approved plans and specifications.
 - 14 3. The Project Sponsor shall prepare an adequate number of the
15 approved project-specific WQMP's for any future property owners.
 - 16 4. Prior to the issuance of a grading permit, the Project Sponsor shall
17 demonstrate compliance with NPDES Storm Water Permit
18 CA618G004 to the satisfaction of the County of Riverside
19 Department of Building and Safety: Grading Division.
 - 20 5. The Project Sponsor shall be responsible for detention basin
21 inspection and cleaning. The detention basin and storm drain
22 systems shall be cleaned at least twice a year and prior to October 1.
23 Maintenance of the detention basin shall include routine inspections
24 for standing water and free drainage within 72 hours after a storm.
25 If the detention basin becomes clogged, it shall be scraped or have
26 surface soils removed and replaced with free draining fill to restore
27 positive drainage to this area.
28

1 J. Noise

2 1. Impacts:

3 Construction and operational activities associated with the project would not
4 generate or expose persons or structures offsite to excessive ground-borne
5 vibration. The project is within close proximity to the March Global Port and
6 March Air Reserve Base, but would not expose people residing or working in the
7 project area to excessive noise levels. The project is not located in the vicinity of a
8 private airstrip and would not be impacted by private airport operations.

9 Operational activities associated with the project would not generate noise levels
10 that exceed the standards established by the County of Riverside. The project
11 would not generate increased local traffic volumes that may cause a substantial
12 permanent increase in ambient noise levels in the project vicinity. Construction
13 activities associated with the project would result in a temporary or periodic
14 increase in ambient noise levels in the project vicinity. However, adherence to
15 County Ordinance No. 847 which sets forth requirements for noise would further
16 ensure that impacts would remain less than significant.

17 2. Mitigation:

18 None Required.

19 K. Public Services

20 1. Impacts:

21 Implementation of the project may increase the demand for fire protection services
22 but would not require the construction of new or physically altered facilities to
23 accommodate the increased demand and maintain acceptable response times.

24 Further, implementation of the identified mitigation measure would ensure that this
25 impact would remain less than significant.

26 Implementation of the project could increase the demand for police services, but
27 would not require new or physically altered facilities to maintain acceptable service
28 ratios for police protection services. Implementation of the identified mitigation

1 measures would ensure that the potential impact of increased demand for services
2 would remain less than significant.

3 Implementation of the project would not require new or physically altered facilities
4 to accommodate additional students in Val Verde Unified School District schools.
5 Further, implementation of the identified mitigation measures would ensure that
6 this impact would be less than significant.

7 2. Mitigation:

8 The project has been modified to mitigate or avoid the potentially significant
9 impacts by the following mitigation measures, which is hereby adopted and will
10 be implemented as provided in the Mitigation Monitoring/Reporting Program.

- 11 a. Prior to issuance of a building permit, the project developer shall pay to the
12 County of Riverside a Fire Mitigation Fee of \$2,035 per acre which may be
13 applied to additional personnel staffing and/or one-time capital
14 improvements such as land and equipment purchases, and construction
15 development.
- 16 b. The project developer shall comply with all regulations of California Health
17 and Safety Code Sections 13000 et seq. and Riverside County Fire
18 Department (RCFD) requirements pertaining to fire protection systems,
19 such as the adequate provision of smoke alarms, fire extinguishers, building
20 access, emergency response notification systems, fire flows, and hydrant
21 pressure and spacing.
- 22 c. Developer shall participate in the following if necessary; land acquisition
23 and fire facility construction; and equipment upgrade and/or purchase.
- 24 d. Prior to issuance of a building permit, the project developer shall pay to the
25 County of Riverside a Development Impact Fee of \$15,078 per acre.
- 26 e. Prior to issuance of a building permit, the project developer shall pay to the
27 Val Verde School District a Development Mitigation Fee of \$0.36 per
28 square foot of development.

1 L. Transportation and Traffic

2 1. Impacts:

3 The project would increase traffic above the amount generated with the current
4 vacant use of the Project Site. However, with traffic improvements implemented,
5 the impacts would be mitigated to less than significant.

6 Implementation of the project would result in additional vehicular traffic volumes,
7 but would not exceed established service levels on roadways designated by the
8 Riverside County Congestion Management Program. With traffic improvements to
9 the surrounding roadways, the impacts would be mitigated to less than significant.

10 2. Mitigation:

11 The project has been modified to mitigate or avoid the potentially significant land
12 use impacts by the following mitigation measures, which is hereby adopted and
13 will be implemented as provided in the Mitigation Monitoring/Reporting
14 Program.

- 15 a. Construct improvements of Harvill Avenue adjacent to the project boundary
16 line as listed in the Conditions of Approval for the project and as agreed
17 upon by Riverside County Transportation Department.
- 18 b. Restripe Harvill Avenue (adjacent to the project boundary line) to include
19 12'
- 20 c. central lane to facilitate traffic in and out of the site.
- 21 d. Sight distance at the project entrance roadway shall be reviewed with
22 respect to standard County of Riverside sight distance standards at the time
23 of preparation of final grading, landscape and street improvement plans.
- 24 e. Signing/stripping shall be completed with detailed construction plans for the
25 Project Site.
- 26 f. The recommended off-site intersection improvements for existing plus
27 project and for cumulative project (as detailed in the Traffic Impact
28 Analysis Report, Webb Associates, 2005 completed for the project) would

1 be completed as provided from the Transportation Department Conditions
2 of Approval for the project, which are included in the Final EIR.

3 g. Prior to issuance of a building permit, the project developer shall pay the
4 TUMF fee, current at time of construction, as required per Riverside County
5 Ordinance No. 824 as the project's contribution to the County's
6 programmed improvements to the local and regional roadway network.

7 h. Prior to issuance of a building permit, the project developer shall pay the
8 Traffic Signal Mitigation Fee, current at time of construction, as required by
9 the County of Riverside Transportation Department.

10 M. Utilities and Service Systems

11 1. Impacts:

12 Implementation of the project would require the installation of wastewater
13 conveyance lines from the project to backbone wastewater infrastructure located in
14 Harvill Avenue and Placentia Street. However, the project would not require the
15 expansion or construction of any wastewater or water treatment facilities.

16 Therefore, impacts would be less than significant with mitigation incorporated.

17 2. Mitigation:

18 The project has been modified to mitigate or avoid the potentially significant land
19 use impacts by the following mitigation measures, which is hereby adopted and
20 will be implemented as provided in the Mitigation Monitoring/Reporting
21 Program.

22 a. The project developer shall pay domestic water financial participation fees
23 per equivalent meter size (EMS) to Eastern Municipal Water District
24 (EMWD).

25 b. The project developer shall pay landscape water financial participation fees
26 per EMS to EMWD.

27 c. The project developer shall pay sewer financial connection fees determined
28 on a project basis to EMWD.

1 N. Greenhouse Gas Emissions

2 1. Impacts:

3 According to the South Coast Air Quality Management District Working Group
4 Proposed Green House Gas Emission Thresholds, a cumulative global climate
5 change impact would occur if the GHG emissions created from the on-going
6 operations would exceed 6,500 metric tons per year of CO₂e or a 30 percent
7 reduction over business as usual project emissions. The project would generate
8 3,411.39 metric tons of CO₂e per year and would represent 0.00071 percent of
9 California emissions. Since the project would generate less than 6,500 metric
10 tons of CO₂e per year, the project's incremental contribution of GHG emissions to
11 cumulative global climate change impacts would be less than significant.

12 2. Mitigation:

13 None Required.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside, that
15 all applicable regulatory requirements and feasible mitigation measures to reduce environmental impacts
16 have been considered and are applied as conditions of project approval, yet the following impacts
17 resulting from the project approval cannot be fully mitigated and will only be partially avoided or
18 lessened by the mitigation measures hereinafter specified; a statement of overriding findings is therefore
19 included herein:

20 A. Air Quality- Project Specific and Cumulative

21 1. Impacts:

22 The project would result in a significant impact for a cumulative net increase in any
23 criteria pollutants for which the project region is in non-attainment. Increased truck
24 traffic from virtually zero to projected levels would result in irreversible impacts.

25 2. Mitigation:

26 The project has been modified to mitigate or avoid the potentially significant land
27 use impacts by the following mitigation measure, which is hereby adopted and
28 will be implemented as provided in the Mitigation Monitoring/Reporting

1 Program.

2 a. As described in the mitigation measures above, all efforts shall be made to
3 limit excessive idling due to the diesel truck traffic generated by the facility;
4 however there are no additional mitigation measures that could be used to
5 avoid the significant impact due to motor vehicle trips generated by the
6 facility.

7 B. Aesthetics- Project Specific:

8 1. Impacts:

9 Ambient nighttime lighting levels for the area due to development and associated
10 vehicle headlight would be increased and would be cumulatively considerable. This
11 would be considered a significant and unavoidable cumulative impact.

12 2. Mitigation:

13 No Feasible Mitigation.

14 C. Agricultural Resources-Prime Farmland Designation- Project Specific:

15 1. Impacts:

16 The project Site is identified as containing Prime Farmland. The project Site is not
17 designated for agricultural uses by the County's General Plan, Mead Valley Area
18 Plan, or County zoning ordinance. The project Site lies adjacent to a major
19 transportation corridor, Interstate 215, and other light industrial uses. However,
20 implementation of the project would result in the permanent conversion of lands
21 designated as Prime Farmlands. Impacts would be significant and unavoidable.
22 No feasible mitigation exists for the permanent loss of Prime Farmlands.

23 2. Mitigation:

24 No Feasible Mitigation.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the
26 following alternatives identified in EIR No. 497, in light of the environmental impacts which cannot be
27 avoided or substantially lessened has rejected those alternatives as infeasible for the reasons hereinafter
28 stated:

1 A. No Project Alternative

2 1. In accordance with the CEQA Guidelines, the Final EIR evaluates the “No
3 Project Alternative,” which compares the impacts of approving the project with
4 the impacts of not approving it. This alternative assumes that no development
5 would occur on the project Site in the foreseeable future. The project Site would
6 remain vacant, and undeveloped. No improvements to surrounding roads or other
7 infrastructure would occur, and no improvements to the project Site would occur.

8 2. In general, no new environmental effects would directly result from the
9 selection of this alternative. No significant and adverse environmental impacts
10 directly or cumulatively associated with the No Project/No Development
11 Alternative would occur.

12 3. However, in terms of land use, the present state of the project Site as
13 undeveloped vacant land would represent a continuation of the existing conditions
14 at the site. The site would remain a parcel in a vacant use adjacent to an arterial
15 roadway, and would provide no roadway improvements, no roadway upgrade, and
16 no local employment opportunities or tax or fee revenues to the County.

17 4. Pursuant to Public Resources Code §21081(a)(3) and CEQA Guidelines
18 §15091(a)(3), the Board of Supervisors finds that the No Project Alternative is
19 rejected because it does not attain any of the Project Objectives (Section 2.3 Draft
20 EIR), as indicated above.

21 B. Phased Project Alternative

22 1. The Phased Project Alternative assumes construction and operation on the
23 project site would commence in two phases. The square footage of the project
24 buildings would remain the same as proposed for the project. This alternative
25 assumes that the buildings under this alternative would be situated in the same
26 locations onsite. Site access points and restrictions would be the same as under
27 the project, and the amount of parking would be ultimately the same. All roadway
28 and perimeter landscaping improvements that would occur under the project are

1 assumed to occur under this alternative. Construction is assumed to occur as
2 under the project; with the same amount of equipment but a lengthened schedule
3 (total time: 14 months). Connections to existing wet and dry utilities would be
4 installed, as with the project.

5 2. A reduction in permanent employment would also occur under this
6 alternative in the short term. In the long run, assuming the same staffing relative
7 to structure size, this alternative would provide additional permanent jobs.
8 Development of the Phased Project Alternative would meet the primary project
9 objectives (Section 2.3 of the Draft EIR) and would also render the project
10 financially unsustainable. This alternative would meet objectives related to
11 bringing jobs to the County of Riverside, providing adequate infrastructure, and
12 meeting locational goals with respect to conformance with the General Plan and
13 Zoning, placement near similar industries, and placement near regional freeway
14 and transit facilities.

15 3. This alternative would also meet the following objectives of the project:

- 16 a. Maximize the economic return on developing the property
- 17 b. Develop a land use that increases employment opportunities

18 These objectives relate directly to the economic viability of the project, as these
19 objectives require maximizing the development potential of the site. Initial land
20 costs, as well as many required development fees, are calculated based upon the
21 size of the parcel, rather than the size of the proposed structure, and ultimately
22 maximizing the development potential of the project site would allow the Sponsor
23 to seek profitability by attaining adequate rents for the two facilities, built at
24 separate times.

25 4. For these reasons, a Phased Alternative would be desirable. After
26 distribution of the Draft EIR, additional information was provided by the
27 Riverside County Transportation Commission which indicated that the Phased
28 Alternative may not be feasible due to the alignment of the Mid-County Parkway.

1 The preferred alignment of the Mid County Parkway at time of project approval
2 requires that additional right of way be dedicated along the southern boundary of
3 the site, therefore making the phased alternative potentially infeasible.

4 Pursuant to Public Resources Code §21081(a)(3) and CEQA Guidelines
5 §15091(a)(3), the Board of Supervisors finds that the Phased Project Alternative
6 is rejected because the alignment of the Mid-County Parkway would prohibit this
7 Phased Alternative.

8 C. Mid-County Parkway/Rail Access Alternative

9 1. This alternative assumes construction and operation on the project site of a
10 smaller industrial facility than under the project. Along with the reduction in
11 square footage of 42,750 square feet, the site plan under this alternative would
12 develop the northern portion of the project site and would leave the southeastern
13 portion of the project site vacant for construction of the Mid-County Parkway.
14 Site access points and restrictions would be the same as under the project, and the
15 amount of parking would be reduced to Ordinance-required levels for the reduced
16 development. Roadway and perimeter landscaping improvements that would
17 occur under the project would be modified to comply with those required for the
18 construction of the Mid-County Parkway.

19 2. Construction is assumed to occur as under the project, with the same
20 amount of equipment but a slightly shortened schedule (total time: 6 months),
21 allowing for generally the same activity levels anticipated under the project. As
22 with the project, on-site balancing of grading and fill is also assumed.
23 Connections to existing wet and dry utilities would be installed, as with the
24 project. A reduction in permanent employment would also occur under this
25 alternative. Assuming the same staffing relative to structure size, this alternative
26 would provide additional permanent jobs, albeit a lesser amount.

27 3. Development of the Mid-County Parkway/ Rail Access Alternative would
28

1 fail to meet primary project objectives (Section 2.3 of the Draft EIR) and would
2 also render the project financially unsustainable. This alternative would meet
3 objectives related to bringing jobs to the County of Riverside, providing adequate
4 infrastructure, and meeting locational goals with respect to conformance with the
5 General Plan and Zoning, placement near similar industries, and placement near
6 regional freeway and transit facilities. However, this alternative would not meet
7 the following objectives of the project:

- 8 a. Maximize the economic return on developing the property
- 9 b. Develop a land use that increases employment opportunities

10 4. These objectives relate directly to the economic viability of the project, as
11 these objectives require maximizing the development potential of the site. Initial
12 land costs, as well as many required development fees, are calculated based upon
13 the size of the parcel, rather than the size of the proposed structure, and
14 minimizing the development potential of the project site would force the Sponsor
15 to seek profitability by attempting to obtain substantially higher rents for the
16 smaller facility. The rents required for the profitability of a project ultimately
17 developed at about two-thirds of its planned intensity would approach one-third
18 more than they would have been for a larger facility, which could price the space
19 out of the range of the tenants who would use smaller spaces. At the same time,
20 the facility at a reduced size would not be as desirable for the tenants that would
21 be able to operate with such rents, as the smaller facility would not be able to
22 meet the demands of a regional distributor. However, the addition of rail access
23 may be more desirable to other tenants. In addition, fewer jobs would be
24 provided by the facility.

25 5. For these reasons, an alternative reduced in size yet providing rail access
26 to accommodate the Mid-County Parkway alignment and construction is less
27 desirable.

28 6. Pursuant to Public Resources Code §21081(a)(3) and CEQA Guidelines

1 §15091(a)(3) the Board of Supervisors finds that the Mid-County Parkway/Rail
2 Access Alternative is accepted as a feasible alternative. This Alternative attains
3 most of the Project Objectives (Section 2.3 of the Draft EIR), as can the project
4 and provides rail access.

5 D. Alternative Site

6 1. This Alternative assumes the relocation of the project to an alternative site,
7 which is located at North Perris Boulevard on the east, West Markham Street on
8 the north, and Perry Street on the south. This site is 40 acres and is zoned for
9 agricultural use but could be zoned for a light industrial logistics transportation
10 center use via a zone change. The project site is currently a sod farm. The
11 generally rectangular shaped parcel is a relatively level. Currently there are a few
12 abandoned structures on the project site. Development would occur at the same
13 level as under the project; that is, approximately 370,000 square feet of industrial
14 use. Truck access to the site would occur from Markham Street. Similar
15 improvements to streets along the alternative site frontage are assumed, as well.

16 2. Construction is assumed to occur as under the project, with the same
17 general schedule and activity levels anticipated on-site. As the alternative site is
18 generally level, on-site balancing of grading and fill is also assumed. Connections
19 to existing wet and dry utilities would be installed, as with the project.

20 3. This alternative site is a relatively flat parcel in sod production. The site
21 contains no mature trees or other unique scenic features. Some development is
22 present in the immediate surrounding area.

23 The development of the project on an alternative site would fail to meet several
24 objectives when compared to the effects of the project. Despite the fact that this
25 alternative meets objectives related to goals of project scale and the provision of
26 jobs, it fails to meet the following project objectives: Implement the opportunities
27 for industrial development of the Mead Valley Area Plan identified in the
28

1 County's General Plan Land Use Element and maximize the economic return
2 developing the particular project site (Section 2.3 of the Draft EIR).

3 4. Although the Alternative Site reduces several impacts compared to the
4 project, these reductions are generally incremental reductions to impacts that are
5 already significant or are incremental reductions to impacts that are already less
6 than significant. Further, although light industrial uses (such as those proposed)
7 are allowed under the Heavy Manufacturing designation, the development of a
8 Heavy Manufacturing-zoned site with light industrial uses would result in a
9 reduction of opportunities for heavy manufacturing projects on suitably zoned
10 sites within the County.

11 5. For these reasons, the Alternative Site is undesirable and infeasible for the
12 project, for locational and environmental reasons.

13 Pursuant to Public Resources Code §21081(a)(3) and CEQA Guidelines
14 §15091(a)(3) the Board of Supervisors finds that the Alternative Site Alternative
15 is rejected because this alternative cannot attain all of the Project Objectives, as
16 can the project.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside that it
18 has balanced the benefits of the project against the unavoidable adverse environmental effects thereof, and
19 has determined that the following benefits outweigh and render acceptable those environmental effects:

20 In accordance with CEQA Guidelines Section 15093, the Board of Supervisors
21 has, in determining whether or not to approve the project, balanced the economic,
22 social, technological and other benefits of the project against its unavoidable
23 environmental risks, and has found that benefits of the project outweigh the
24 significant adverse environmental effects that are not mitigated to less than
25 significant levels, for the reasons set forth below. This Statement of Overriding
26 Considerations is based on the Board of Supervisor's review of the Final EIR and
27 other information in the administrative record. The Board of Supervisors hereby
28 finds that each of the reasons stated below constitutes a separate and independent

1 basis of justification for the Statement of Overriding Considerations, and each is
2 able to independently support the Statement of Overriding Considerations and
3 override the project's significant and unavoidable environmental effects. In
4 addition, each reason is independently supported by substantial evidence
5 contained in the administrative record.

- 6 1. The project would further the industrial development of the County by locating a
7 premiere industrial facility on a currently-underutilized parcel designated for such
8 uses and located in close proximity to a major air cargo facility;
- 9 2. The project would develop an industrial facility in proximity to other such uses,
10 thereby minimizing land use impacts, and would take advantage of easy access to
11 regional highways;
- 12 3. The project would provide an expanded economic base for the County by
13 generating substantial property tax revenue. It is estimated that property tax
14 revenue would be exceed \$200,000 annually, whereas the project site currently
15 generates less than \$2,000 of property tax revenue annually;
- 16 4. The project would provide employment for construction workers, and would
17 provide for approximately 100 permanent positions required for project operation,
18 contributing to the reduction of the housing-to-employment imbalance in the
19 region;
- 20 5. The project would contribute to the traffic impact mitigation fees to the County
21 pursuant to the Western Riverside County Transportation Uniform Mitigation
22 Fee. These funds would pay for the project's share of the traffic and circulation
23 infrastructure in the Western Riverside County area that would be needed to
24 accommodate demand from future growth, including that of the project;
- 25 6. The project would improve and construct road infrastructure surrounding the
26 project site, including along Harvill Avenue and Placentia Street;

- 1 7. The project would provide attractive landscaping along the perimeter of the
2 project site that would surround a new industrial facility in a location that
3 currently contains vacant and under utilized land;
- 4 8. The project would provide a number of amenities and benefits to the public where
5 none now exist, such as sidewalks, a bus turnout, underground utilities, and
6 improved drainage facilities.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
8 (Section 15126 (d)) require an EIR to discuss how a project could directly or indirectly lead to
9 economic, population, or housing growth. A project may be growth-inducing if it removes obstacles to
10 growth, taxes, community service facilities or encourages other activities which cause significant
11 environmental effects. The discussion of the project's potential growth inducing impacts is found in
12 Section 6.4 of the EIR, page 6-3, and can be summarized as follows:

13 The project includes changing the existing zoning from MH (Manufacturing Heavy) to
14 MSC (Manufacturing Service Commercial). In addition, the project is subject to a
15 Comprehensive Project Review. County case file numbers for the project are County
16 EIR No. 497, Zone Change No. 7186, Parcel Map No. 34706 and Plot Plan 20711,
17 respectively. Changing the existing zoning from Manufacturing Heavy (M-H) to
18 Manufacturing Service Commercial (M-SC) would allow land uses such as limited
19 assembly and packaging operations, self-storage warehouses, distribution centers, and
20 business-to-business retail operations to be developed on the project site. This does not
21 constitute a precedent-setting action. The project would not result in a substantial
22 extension of infrastructure as area infrastructure exists and is expanding irrespective of
23 the development of the project. The project would not encourage population growth as it
24 would provide employment opportunities for existing residents in the region. Therefore,
25 this is a less than significant impact.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project will implement
27 applicable elements of the Riverside County General Plan as follows:

28 A. Land Use Element

1 The project is within an area that is designated for manufacturing. The project provides
2 development on the site that is consistent with the Mead Valley Area Plan's land use designation of
3 Light Industrial (LI) (.25 to .60 floor to area ratio). The project is therefore consistent with the Land Use
4 Element in that the property would be developed in accordance with the Community Development
5 Foundation Component land use designations applied to the site by the General Plan, and in accordance
6 with the Light Industrial (LI) land use designations applied to the site by the Mead Valley Area Plan.
7 The project would implement this planned manufacturing service commercial. In addition, the project is
8 participating in regional transportation improvements and other major circulation improvements in the
9 area project related employment opportunities, recreational facilities, open space, flood control facilities,
10 water and sewer facilities, and residential uses implement the General Plan Land Use Element.

11 B. Circulation

12 The project would help complete the improvements necessary for completion of the County's
13 General Plan build out traffic model, and the applicant would contribute on a fair-share basis to the cost
14 of the same. The project is consistent with the General Plan Land Use Plan, and is thereby consistent
15 with the traffic volumes envisioned by the General Plan Land Use Plan. All required improvements that
16 are directly attributable to the project would be constructed as part of Tentative Parcel Map No. 34706
17 and fair share costs would be contributed for improvements to affected off-site roadways through
18 payment of the Transportation Uniform Mitigation Fees (TUMF) and Development Impact Fees (DIF).
19 All of these improvements are necessary for the roadway infrastructure contemplated by the build out of
20 the County's General Plan.

21 C. Housing Element

22 The project promotes the Housing Element goal of providing jobs in an area with a selection of
23 housing that is decent, safe, sound, in close proximity to daily activities, and which varies by location,
24 type, design, and price. In addition, the site does not currently contain housing, is not designated by
25 the General Plan to provide housing, and the project does not propose housing; however the project will
26 provide jobs, therefore helping with the jobs/housing balance along a highly traveled north to south
27 corridor (Interstate 215). The project would not displace any existing housing because no housing units
28 are located on the property. The project also would not disrupt or divide any established community

1 because the site is currently vacant and is planned to be developed in accord with the land use
2 designations assigned to the site by the General Plan.

3 D. Multi-Purpose/Open Space

4 The Multi-Purpose/Open Space element of the County's General Plan contains a vast open space
5 network which encompasses a diverse variety of habitats, including riparian corridors, sand dunes,
6 foothills, alluvial fans, and mountains. These open space areas provide visual relief, serve as habitat for
7 flora and fauna, provide recreational opportunities, and form edges to communities, and otherwise
8 establish the Western Riverside County Multi-Species Habitat Conservation Plan's (MSHCP) unique
9 character. The MSHCP and the Mead Valley Area Plan provide that open space areas are important in
10 protecting citizens from natural hazards.

11 The project site is not identified for open space preservation by the General Plan or the MSHCP.
12 The General Plan designates the site as a Community Development area for Light Industrial (LI) (0.25-
13 0.60 Floor Area Ratio) uses. Vegetation on the project site is highly disturbed due to past agricultural
14 uses and is dominated by non-native and invasive plant species. No state or federally listed plant or
15 wildlife species exist on the site. The County finds that the project establishes a balance between
16 preserving open space areas and accommodating additional population as required by the MSHCP and
17 as detailed in the Riverside County General Plan, Area Plans Volume I-Mead Valley Area Plan and
18 Chapter 5 of the Riverside County General Plan, Multipurpose Open Space Element, Preservation
19 Section, Relationship to Area Plans.

20 E. Safety

21 The Safety Element of the County's General Plan provides mitigation goals and specific policies
22 for Seismic Hazards; Slope and Soil Instability Hazards; Flood and Inundation Hazards; Fire Hazards;
23 Hazardous Waste and Materials; and Disaster Preparedness, Response, and Recovery. Any structures
24 designated for development subsequent to the approval of Tentative Parcel Map No. 34706 would be
25 constructed in accordance with the Uniform Building Code (UBC) and any site-specific conditions
26 imposed by the County Geologist; thus insuring geologic safety. The project site is not located within a
27 blowsand area, is not located within a dam inundation area, and would not conflict with any disaster
28

1 preparedness plan. Compliance with the requirements of the Riverside County Fire Department, and the
2 required payment of mitigation fees pursuant to Ordinance 659.6 would insure fire safety. The County
3 finds that the EIR for the project analyzes each of these areas and provides sufficient mitigation
4 measures, where necessary, and that the project otherwise complies the General Plan's Safety Element.

5 F. Noise

6 The EIR for the project assesses the full range of concerns with regards to the projected noise
7 impacts associated with the project. The EIR concluded no potentially significant noise impacts would
8 occur with the project, and based thereon, the County finds that the project is consistent with the General
9 Plan Noise Element.

10 G. Air Quality Element

11 The project applicant would be required to implement mitigation measures intended to reduce
12 direct air quality impacts to the greatest feasible extent. Implementation of the mitigation measures
13 would ensure consistency with the Air Quality Element. Not unlike other development projects in
14 Riverside County, and as disclosed in the EIR prepared for the County General Plan (SCH No.
15 2002051143), direct and cumulative air quality impacts would remain significant and unavoidable.
16 Although the project's contribution to air quality impacts is cumulatively significant, the mitigation
17 measures would reduce those impacts to the greatest extent possible, in conformance with SCAQMD,
18 EPA, and CARB requirements. Also through mitigation measures, the project would comply with the
19 Good Neighbor Guidelines published by WRCOG's Regional Air Quality Taskforce for the siting of
20 warehouse buildings.

21 H. Administration

22 The project provides time frames for development and does not project a significant adverse
23 impact on County services at project build-out. No policy directives are included in this Element.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside that
25 Tentative Parcel Map No. 34706 and Plot Plan No. 20711 are consistent with the County of Riverside
26 General Plan as adopted by the Riverside County Board of Supervisors on October 7, 2003.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
28 considered EIR No. 497 in evaluating the project, that EIR No. 497 is an accurate and objective

1 statement that complies with the California Environmental Quality Act and reflects the County's
2 independent judgment, and that EIR No. 497 is incorporated herein by this reference.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 497
4 as accurate and complete, and **ADOPTS** the Mitigation Monitoring Plan specified therein.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside that
6 Tentative Parcel Map No. 34706 and Plot Plan No. 20711, on file with the Clerk of the Board, including
7 the final conditions of approval and exhibits, are hereby approved for the real property described and
8 shown on the map, and said real property shall be developed substantially in accordance with Tentative
9 Parcel Map No. 34706 and Plot Plan No. 20711, unless amended by the Board.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the Tentative
11 Parcel Map No. 34706 and Plot Plan No. 20711 shall be placed on file in the Office of the Clerk of the
12 Board, in the Office of the Planning Director, and in the Office of the Building and Safety Director, and
13 that no applications for subdivision maps, conditional use permits or other development approvals shall
14 be accepted for the real property described and shown in the Tentative Tract Map No. 34706 and Plot
15 Plan No. 20711 unless such applications are substantially in accordance therewith.

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