

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

612B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 29, 2009

SUBJECT: RESOLUTION NO. 2010-014 for **ENVIRONMENTAL IMPACT REPORT NO. 516** – (Intent to Certify an Environmental Impact Report) Applicant: Birtcher Development LLC – Engineer/Representative: Albert A Webb Associates - Second Supervisorial District – Rubidoux Zoning District - Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of State Highway 60, westerly of Avalon Street, and southerly of 28th Street – 67.56 Gross Acres - Zoning: Manufacturing-Medium (M-M), Light Agriculture (A-1), Rural Residential (R-R), and One Family Dwellings (R-1) - **REQUEST:** The Environmental Impact Report will address environmental impacts of the project, which includes Change of Zone No. 7604, 7600 and 7626; Plot Plan No. 23182, 23168 and 23277; and, Tentative Parcel Map No. 35710, 35711 and 35712 in compliance with CEQA.

RECOMMENDED MOTION:

ADOPTION of **RESOLUTION NO. 2010-014** Certifying Environmental Impact Report No. 516, and approving Tentative Parcel Map No. 35710, 35711, and 35712.

Jerry Jolliffe, Deputy Director for,

Jerry Jolliffe

Ron Goldman
Planning Director

RG:ar

(CONTINUED ON ATTACHED PAGE)

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|-----------------------|-------------------------------|------|-------------------------|-----|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 0 | In Current Year Budget: | n/a |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | n/a |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | n/a |

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

C.E.O. RECOMMENDATION: APPROVE

BY: *Tina Grande*

Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Larisa R-Mckenna* DATE: 12/30/09
LARISSA R-MCKENNA
Departmental Concurr

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

Prev. Agn. Ref.: 12/22/09; **Item No.** 16.3 | **District:** Second | **Agenda Number:**

3.16

BACKGROUND:

On September 30, 2009, the Riverside County Planning Commission Tentatively Certified Environmental Impact Report No. 516; Tentatively Approved Change of Zone Nos. 7600, 7604 and 7626; and, Approved Tentative Parcel Map Nos. 35710, 35712 and 35770; and Approved Plot Plan Nos. 23182, 23168, and 23277.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on December 22, 2009 as Agenda Item No. 16.3 and the following actions were taken:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 516**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors;

APPROVAL of **CHANGE OF ZONE NO. 7600**, proposing to change the sites zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1) , and One-Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of **CHANGE OF ZONE NO. 7604**, proposing to change the sites zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1) , and One-Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of **CHANGE OF ZONE NO. 7626**, proposing to change the sites zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1) , and One-Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of **TENTATIVE TRACT MAP NO. 35710**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE TRACT MAP NO. 35712**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE TRACT MAP NO. 35770**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **PLOT PLAN NO. 23182**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **PLOT PLAN NO. 23168**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **PLOT PLAN NO. 23277**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report

2
3 **RESOLUTION NO. 2010-014**
4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 516**
5 **AND APPROVING**
6 **TENTATIVE PARCEL MAP NOS. 35711, 35710, AND 35712**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on December
9 15, 2009, December 22, 2009 and January 12, 2009 and before the Riverside County Planning
10 Commission in Riverside, California on September 30, 2009 to consider Tentative Parcel Map No. 35711,
11 Tentative Parcel Map No. 35710, and Tentative Parcel Map No. 35712, and;

12 **WHEREAS**, all the procedures of the California Environmental Quality Act and Riverside
13 County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR)
14 No. 516, prepared in connection with Tentative Parcel Map No. 35711, Tentative Parcel Map No. 35710,
15 and Tentative Parcel Map No. 35712, and related cases (collectively referred to alternatively herein as "the
16 Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the
17 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
18 accordance with the above referenced Act and procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors
of the County of Riverside, in regular session assembled on January 12, 2010 that:

- A. Tentative Parcel Map No. 35711 proposes a schedule "E" subdivision of approximately 43.46 gross acres into ten parcels, as well as related street improvements and infrastructure.
- B. Tentative Parcel Map No. 35710 proposes a schedule "E" subdivision of approximately 8.36 gross acres into six parcels, as well as related street improvements and infrastructure.

FORM APPROVED COUNTY COUNSEL
BY CARISA R. MCKENNA
DATE 12/28/09

- 1 C. Tentative Parcel Map No. 35712 proposes a schedule "E" subdivision of
2 approximately 11.09 acres into one parcel for condominium purposes.
- 3 D. Tentative Parcel Maps No. 35710, 35711, and 35712 are associated with Change of
4 Zone No. 7604 which was considered concurrently at public hearings before the
5 Planning Commission and Board of Supervisors. Change of Zone No. 7604
6 proposes to change the existing zoning classification on approximately 43.46 acres
7 of the project site from Medium Manufacturing (M-M) and Light Agriculture (A-1)
8 to Manufacturing-Service Commercial (M-SC).
- 9 E. Tentative Parcel Maps No. 35710, 35711, and 35712 are associated with Change of
10 Zone No. 7600 which was considered concurrently at public hearings before the
11 Planning Commission and Board of Supervisors. Change of Zone No. 7600
12 proposes to change the existing zoning classification on approximately 8.36 acres
13 of the project site from Light Agriculture (A-1) and One Family Dwelling (R-1) to
14 Manufacturing-Service Commercial (M-SC).
- 15 F. Tentative Parcel Maps No. 35710, 35711, and 35712 are associated with Change of
16 Zone No. 7626 which was considered concurrently at public hearings before the
17 Planning Commission and Board of Supervisors. Change of Zone No. 7626
18 proposes to change the existing zoning on approximately 11.09 acres of the project
19 site from One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-
20 SC).
- 21 G. Tentative Parcel Maps No. 35710, 35711, and 35712 are associated with Plot Plan
22 No. 23182 which was considered concurrently at public hearings before the
23 Planning Commission and Board of Supervisors. Plot Plan No. 23182 proposes
24 development and construction on approximately 43.46 gross acres for
25 manufacturing and service commercial uses comprised of eight buildings ranging
26 in size from approximately 15,877 square feet to approximately 79,124 square feet
27 (totaling approximately 475,270 square feet), with associated site, parking, and
28 landscaping improvements.

1 H. Tentative Parcel Maps No. 35710, 35711, and 35712 are associated with Plot
2 Plan No. 23168 which was considered concurrently at public hearings before
3 the Planning Commission and Board of Supervisors. Plot Plan No. 23168
4 proposes development and construction on approximately 8.36 acres for
5 manufacturing and service commercial uses comprised of six buildings ranging
6 in size from approximately 17,142 square feet to approximately 20,052 square
7 feet (totaling approximately 125,618 square feet), with associated site, parking,
8 and landscaping improvements.

9 I. Tentative Parcel Maps No. 35710, 35711, and 35712 are associated with Plot
10 Plan No. 23277 which was considered concurrently at public hearings before
11 the Planning Commission and Board of Supervisors. Plot Plan No. 23277
12 proposes development and construction on approximately 11.09 acres for
13 manufacturing and service commercial uses consisting of eleven buildings
14 ranging from approximately 3,827 sq. ft to approximately 30,066 sq. ft.
15 (totaling approximately 116,164 square feet), with associated site, parking, and
16 landscaping improvements.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
18 impacts associated with the Project are potentially significant unless otherwise indicated, but each of these
19 impacts will be avoided or substantially lessened by the identified mitigation measures:

20 A. Biological Resources

21 1. Impacts:

22 The Project site is located within the Western Riverside County Multiple
23 Species Habitat Conservation Plan (MSHCP) area, but is not identified for
24 open space preservation as part of a MSHCP Criteria Area. The Project
25 complies with all MSHCP requirements. There will be a less than
26 significant impact related to compliance with the MSHCP.

27 Surveys conducted for the western burrowing owl on the Project site found
28 no burrowing owls. However, because the species is highly mobile, it has

1 the potential to move onto the Project site, prior to construction. If the
2 species is found to be present on the site within 30 days of grading, impacts
3 to the species could occur. Potential impacts will be lessened to below a
4 level of significance with the application of the mitigation measures listed
5 below.

6 No raptor nest sites were found to be present on the site during field
7 surveys, but new nests have the potential to be established on the site prior
8 to Project grading. If active nests are found to be present on the Project site
9 prior to grading, impacts to raptor nests could occur. Through compliance
10 with Mitigation Measure Bio 2, impacts will be reduced to below a level of
11 significance.

12 2. Mitigation:

13 The Project has been modified to mitigate or avoid the potentially
14 significant impacts by the following mitigation measures, which are hereby
15 adopted and will be implemented as provided in the Mitigation, Monitoring,
16 and Reporting Program

17 a. Mitigation Measure Bio 1: A pre-construction survey for resident
18 burrowing owls will be conducted by a qualified biologist 30 days
19 prior to construction activities. If ground-disturbing activities are
20 delayed or suspended for more than 30 days after the pre-
21 construction survey, the site shall be resurveyed for owls. The pre-
22 construction survey and any relocation activity will be conducted in
23 accordance with current County of Riverside Environmental
24 Programs Department survey guidelines and protocols.

25 b. Mitigation Measure Bio 2: If project-related ground or vegetation
26 disturbance takes place during the nesting season (i.e., 1 February
27 through 31 August) a pre-activity field survey shall be conducted by
28 a qualified biologist to determine if active nests of species protected

1 by MBTA or California Fish and Game Code are present in the
2 construction zone. If active nests are located, no grading or heavy
3 equipment activity shall take place within at least 500 feet of birds-
4 of-prey and 100 to 300 feet of songbirds (to be determined by a
5 qualified biologist on a case by case basis). For Project activities
6 taking place outside the nesting season (i.e., 1 September through 31
7 January), no nesting surveys would be required.

8 B. Cultural Resources

9 1. Impacts:

10 No unique archaeological sites/resources, paleontological resources, or
11 geologic features are known to exist on the project site nor have fossils been
12 documented on the project site. However, buried materials of potentially
13 significant archaeological or paleontological resources may be accidentally
14 discovered during earth-moving operations that could damage or destroy
15 previously undocumented unique fossils and archaeological materials. This
16 would be a significant impact which can be reduced to a less than
17 significant level with mitigation.

18 2. Mitigation:

19 The Project has been modified to mitigate or avoid the potentially
20 significant impacts by the following mitigation measures, which are hereby
21 adopted and will be implemented as provided in the Mitigation, Monitoring,
22 and Reporting Program.

23 a. Mitigation Measure Cultural 1: A professionally-qualified
24 archaeologist listed on the County's Cultural Resources Consultant
25 List shall be contacted for monitoring and any necessary mitigation
26 services. A Phase IV Archaeological Monitoring Report shall be
27 submitted to the County Archaeologists prior to issuance of the first
28 final building permit for the project. Archaeological monitoring

1 shall be required for potential subsurface cultural deposits. Prior to
2 site grading, a qualified archaeologist will attend a pre-grading
3 meeting with the construction manager to outline the procedures to
4 be followed when buried materials of potentially significant
5 historical, cultural, or archaeological resources have been
6 accidentally discovered during earth-moving operations and to
7 discuss appropriate means to implement MM Cultural 4, MM
8 Cultural 5, and MM Cultural 6.

9 b. Mitigation Measure Cultural 2: Prior to site grading, a qualified
10 paleontologist will attend a pre-grading meeting with the
11 construction manager to outline the procedures to be followed when
12 buried materials of potentially significant historical, cultural, or
13 archaeological resources have been accidentally discovered during
14 earth-moving operations and to discuss appropriate means to
15 implement MM Cultural 4, MM Cultural 5, and MM Cultural 6.

16 c. Mitigation Measure Cultural 3: A Native America Monitor will be
17 required at the time of mass grading and trenching by a member of
18 the Morongo Band of Mission Indians and the Soboba Band of
19 Luiseno Indians.

20 d. Mitigation Measure Cultural 4: If buried materials of potential
21 historical, cultural, or archaeological significance are accidentally
22 discovered during any earth-moving operations associated with the
23 proposed project, all work in that area shall be halted or diverted
24 until a qualified archaeologist can evaluate the nature and
25 significance of the finds. If the find is determined to be a historical
26 or unique archaeological resource, as defined in Section 15064.5 of
27 the California Code of Regulations (State CEQA Guidelines),
28 avoidance or other appropriate measures shall be implemented.

1 e. Mitigation Measure Cultural 5: In the event of the accidental
2 discovery or recognition of any human remains during
3 excavation/construction, all activities in the area of the find, and any
4 nearby area reasonably suspected to overlie adjacent human
5 remains, shall be halted by the developer. Section 7050.5 states that
6 no further disturbance shall occur until the County Coroner has
7 made a determination of origin and disposition pursuant to Public
8 Resource Code Section 5097.98. The County Coroner shall be
9 notified of the find immediately. Further, pursuant to Public
10 Resource Code Section 5097.98(b), remains shall be left in place
11 and free from disturbance until a final decision as to the treatment
12 and disposition has been made. If the County Coroner determines
13 the remains to be Native American, the coroner shall notify the
14 Native American Heritage Commission within the period specified
15 by law. Subsequently, the Native American Heritage Commission
16 shall identify and notify the appropriate Native American Tribe who
17 is the "most likely descendant." The most likely descendant shall
18 then make recommendations and engage in consultation with the
19 County and the property owner concerning the treatment of the
20 remains as provided in Public Resources Code Section 5097.98.

21 f. Mitigation Measure Cultural 6: Prior to the issuance of grading
22 permits, a qualified paleontologist shall be retained to develop a
23 Paleontological Resources Monitoring and Treatment Plan
24 (PRMTP) for approval by the Riverside County Planning
25 Department. Following Riverside County Planning Department
26 approval of the PRMTP, grading and construction activities may
27 proceed in compliance with the provisions of the approved PRMTP.
28 The PRMTP shall be developed in accordance with the provision of

1 CEQA, County of Riverside regulations, and the proposed
2 guidelines of the Society of Vertebrate Paleontology and should
3 include but no be limited to the following:

- 4 1) The excavation of areas identified as likely to contain
5 paleontological resources should be monitored by a qualified
6 paleontological monitor. Monitoring should be restricted to
7 the underlying Pleistocene-age sediments conducive to the
8 preservation of fossils, which might be present below the
9 surface at unknown depths. The monitor should be prepared
10 to quickly salvage fossils as they are unearthed to avoid
11 construction delays. The monitor should also remove
12 samples of sediments that are likely to contain the remains of
13 small fossil invertebrates and vertebrates. The monitor must
14 have the power to temporarily halt or divert grading
15 equipment to allow for removal of abundant or large
16 specimens.
- 17 2) Collected samples of sediments should be washed to recover
18 small invertebrate and vertebrate fossils. Recovered
19 specimens should be prepared so that they can be identified
20 and permanently preserved.
- 21 3) Specimens should be identified, curated, and placed into a
22 repository with permanence.
- 23 4) A report of findings, including an itemized inventory of
24 recovered specimens, should be prepared upon completion of
25 the steps outlined above. The report should include a
26 discussion of the significance of all recovered specimens.
27 The report and inventory, when submitted to the appropriate
28

1 Lead Agency, would signify completion of the program to
2 mitigate impacts to paleontologic resources.

3 C. Hazards and Hazardous Materials

4 1. Impacts:

5 Development of the proposed industrial park land use will result in the use
6 and disposal of substances such as cleaning products, fertilizers, pesticides
7 and standard office supplies, etc. The proposed project buildings are to be
8 used for light industrial and warehouse/distribution uses under the proposed
9 M-SC zoning. This zoning classification allows certain land uses which
10 might use hazardous materials. Such uses, if ever proposed on the site in the
11 future, would be subject to standard County Department of Environmental
12 Health, California Department of Toxic Substance Control, Regional Water
13 Quality Control Board and County Fire Department policies and permitting
14 procedures. However, as proposed, the project will not involve transport,
15 use or disposal of hazardous materials. An environmental regulatory
16 database search was performed for the project site in early 2006. This
17 environmental regulatory database search reviewed all regulatory agency
18 lists compiled pursuant to Government Code Section 65962.5, and based on
19 the database results from local, state and federal records, there were sites of
20 potential concern identified on or near the project site. This would be a
21 significant impact which can be reduced to a less than significant level with
22 mitigation.

23 2. Mitigation:

24 The Project has been modified to mitigate or avoid the potentially
25 significant impacts by the following mitigation measures, which are hereby
26 adopted and will be implemented as provided in the Mitigation, Monitoring,
27 and Reporting Program.

1 a. Mitigation Measure Hazard 1: If soil is encountered during site
2 development that is suspected of being contaminated by hazardous
3 materials, work will be halted and site conditions will be evaluated
4 by a qualified environmental professional. The results of the
5 evaluation will be submitted to the County of Riverside Department
6 of Environmental Health, and the appropriate response/remedial
7 measures will be implemented, as directed by County of Riverside
8 Department of Environmental Health, or other applicable oversight
9 agency, until all specified requirements of the oversight agencies are
10 satisfied and a “no-further-action” status is attained. Fill material
11 imported from other areas shall be tested to assess that it is suitable
12 to be used as fill, including testing for unsafe levels of hazardous
13 materials, prior to placement on-site.

14 b. Mitigation Measure Hazard 2: Prior to the issuance of a grading
15 permit involving the initial ground disturbance and excavation, a
16 limited environmental study will be performed to determine the
17 possible presence of organochlorine pesticides and arsenic in the on-
18 site soils in accordance with the California Department of Toxic
19 Substance Control (DTSC) “Interim Guidelines for Sampling
20 Agricultural Soils (3rd revision), dated August 2008.” Since this site
21 is greater than 50 acres in size, the DTSC will be consulted on the
22 sampling pattern and frequency. If no pollutants of concern are
23 detected, further mitigation is not necessary. If the assessment finds
24 soil contamination or concentrations of a pesticide or herbicide that
25 meet action levels for hazardous waste pursuant to applicable
26 federal, state or local standards, the appropriate response/remedial
27 measures will be implemented, as directed by County of Riverside
28 Department of Environmental Health, or other applicable oversight

1 agency, until all specified requirements of the oversight agencies are
2 satisfied and a no-further-action status is attained.

3 D. Hydrology and Water Quality

4 1. Impacts:

5 Project construction would have the potential to result in substantial
6 additional sources of polluted runoff which could have short-term impacts
7 on surface water quality through activities such as demolition, clearing and
8 grading, stockpiling of soils and materials, concrete pouring, painting, and
9 asphalt surfacing. In order to reduce the discharge of expected pollutants,
10 the Project proponent will be required to prepare and implement a site-
11 specific Storm Water Pollution Prevention Plan (SWPPP) in accordance
12 with the State Water Resources Control Board's (SWRCB) General Permit
13 for Construction Activities.

14 Development of the site will increase the amount of impervious surfaces,
15 thereby reducing the amount of rain water that would be subject to
16 infiltration and the amount of nitrates and other salts that would potentially
17 migrate into ground water due to the previous use of the Project site.
18 However, pollutants such as trash and debris, oil and grease, sediment,
19 pathogens, and pesticides can be expected to be present in surface water
20 runoff once project development occurs. In order to reduce the discharge of
21 expected pollutants, Project developers will be required to be in compliance
22 with the latest version of the County's WQMP requirements for new
23 development and redevelopment. This would be a significant impact which
24 can be mitigated to a less than significant level with mitigation.

25 2. Mitigation:

26 Mitigation measures are not necessary as implementation of the project
27 specific WQMP and NPDES requirements will reduce potential impacts
28 related to storm water runoff from the site and water quality.

1 E. Land Use and Planning

2 1. Impacts:

3 The Project will allow land uses that are similar in nature and intensity as
4 the Project site's "Community Development: Light Industrial (CD:LI) (0.25
5 - 0.60 Floor Area Ratio)" General Plan Land Use designation; therefore it
6 can be determined that the proposed project is consistent with the Project
7 site's General Plan Land Use Designation and applicable General Plan Land
8 Use Policies and policies set forth in the Jurupa Area Plan. The Project's
9 proposed zoning and development design are consistent with those found in
10 the County's Land Use ordinance (Ordinance No. 348). The project does
11 not have a significant land use and planning impacts.

12 2. Mitigation

13 None required.

14 F. Noise

15 1. Impacts:

16 The Project will have a less than significant noise impact during
17 construction with mandatory compliance with Riverside County Noise
18 Ordinance 457, Section 1.G.1, which requires that, whenever a construction
19 site is within one-quarter mile of an occupied residence or residences, no
20 construction activities shall be undertaken between the hours of 6 p.m. and
21 6 a.m. during the months of June through September and between the hours
22 of 6 p.m. and 7 a.m. during the months of October through May.

23 The project area is within an area developed with light industrial and
24 residential land uses. The noise threshold for these land uses are between 65
25 dBA and 80 dBA. However, the exterior and interior noise standards for
26 industrial land uses are 70 dBA and 50 dBA, respectively. Interior noise
27 standards for the proposed project are exceeded by noise from State Route
28 60 (SR-60). Through implementation of Mitigation Measures Noise 1A,

1 Noise 1B, Noise 1C and Mitigation Measures Noise 2A, Noise 2B, Noise
2 2C noise impacts will be reduced to less than significant levels.

3 Potential significant effects related to project construction noise will be
4 mitigated to a level below significance with implementation of the
5 mitigation measures. The maximum noise level increase in the Project
6 vicinity is 0.9 dB for both existing plus project conditions and for existing
7 plus project and cumulative conditions, which are less than the threshold
8 (increase of greater than 5 dB due to project-related traffic). Therefore, the
9 Project will not result in significant project-related and cumulative noise
10 impacts.

11 2. Mitigation:

12 The Project has been modified to mitigate or avoid the potentially
13 significant impacts by the following mitigation measures, which are hereby
14 adopted and will be implemented as provided in the Mitigation, Monitoring,
15 and Reporting Program.

16 a. Mitigation Measure Noise 1A: Once precise grading and
17 architectural plans are made available, a final acoustical impact
18 analysis shall be performed for Building 1 in Area A, as indicated on
19 the project's site plan dated July 8, 2008 (or those buildings planned
20 adjacent or that have direct exposure to SR-60 in a subsequent or
21 revised site plan), in order to obtain building permits. The final
22 acoustical impact analysis will be utilized to confirm the preliminary
23 acoustical impact analysis' findings, and to determine building-
24 and/or unit-specific interior noise levels and potential mitigation
25 measures necessary to meet applicable noise standards.

26 b. Mitigation Measure Noise 2A: Building 1 in Area A, as indicated
27 on the project's site plan dated July 8, 2008 (or those buildings
28 planned adjacent or that have direct exposure to SR-60 in a

1 subsequent or revised site plan), shall incorporate “windows closed”
2 conditions, necessitating mechanical fresh-air ventilation.

3 c. Mitigation Measure Noise 1B: Once precise grading and
4 architectural plans are made available, a final acoustical impact
5 analysis shall be performed for Buildings 5 and 6 in Area B, as
6 indicated on the project’s site plan dated July 8, 2008 (or those
7 buildings planned to have direct exposure to SR-60 in a subsequent
8 or revised site plan), in order to obtain building permits. The final
9 acoustical impact analysis will be utilized to confirm the preliminary
10 acoustical impact analysis’ findings, and to determine building-
11 and/or unit-specific interior noise levels and potential mitigation
12 measures necessary to meet applicable noise standards. If Area C,
13 located between Area B and SR-60, is constructed before Area B,
14 this mitigation measure shall not be required as Area C will provide
15 sufficient attenuation from SR-60 sourced noise.

16 d. Mitigation Measure Noise 2B: Buildings 5 and 6 in Area B, as
17 indicated on the project’s site plan dated July 8, 2008 (or those
18 buildings planned to have direct exposure to SR-60 in a subsequent
19 or revised site plan), shall incorporate “windows closed” conditions,
20 necessitating mechanical fresh-air ventilation. If Area C, located
21 between Area B and SR-60, is constructed before Area B, this
22 mitigation measure shall not be required as Area C will provide
23 sufficient attenuation from SR-60 sourced noise.

24 e. Mitigation Measure Noise 1C: Once precise grading and
25 architectural plans are made available, a final acoustical impact
26 analysis shall be performed for Buildings 1 and 2 in Area C, as
27 indicated on the project’s site plan dated July 8, 2008 (or those
28 buildings planned adjacent or that have direct exposure to SR-60 in

1 a subsequent or revised site plan), in order to obtain building
2 permits. The final acoustical impact analysis will be utilized to
3 confirm the preliminary acoustical impact analysis' findings, and to
4 determine building- and/or unit-specific interior noise levels and
5 potential mitigation measures necessary to meet applicable noise
6 standards.

7 f. Mitigation Measure Noise 2C: Buildings 1 and 2 in Area C, as
8 indicated on the project's site plan dated July 8, 2008 (or those
9 buildings planned adjacent or that have direct exposure to SR-60 in
10 a subsequent or revised site plan), shall incorporate "windows
11 closed" conditions, necessitating mechanical fresh-air ventilation.

12 g. Mitigation Measure Noise 3: The developer shall notify the
13 neighboring residence within ¼ mile of any areas that will require
14 blasting, as to the timing and duration of any potential blasting
15 activities associated with the proposed project. Notification shall
16 take place a minimum of five working days prior to anticipated
17 blasting activities.

18 h. Mitigation Measure Noise 4: Adhere to Riverside County
19 Ordinance No. 457 which states, "whenever a construction site is
20 within one-quarter (1/4) of a mile of an occupied residence or
21 residences, no construction activities shall be undertaken between
22 the hours of 6:00 p.m. and 6:00 a.m. during the months of June
23 through September and between the hours of 6:00 p.m. and 7:00
24 a.m. during the months of October through May. Exceptions to these
25 standards shall be allowed only with the written consent of the
26 building official."
27
28

1 i. Mitigation Measure Noise 5: To minimize noise impacts from
2 project construction upon neighboring properties, stationary noise-
3 generating construction equipment shall be placed a minimum of
4 446 feet from the property line of the closest existing residential
5 sensitive receptor, when and where feasible. For impacts to
6 industrial land uses, this distance is reduced to 250 feet.

7 j. Mitigation Measure Noise 6: A minimum 8.0 foot-high noise
8 control barrier is proposed for loading area perimeters where future
9 operations may cause adverse noise impacts to existing or future
10 land uses. The minimum recommended barrier height is to be
11 8.0 feet along the side of each loading area that will have a clear
12 line-of-sight to existing or future noise-sensitive land uses. Centrally
13 located loading areas or those facing non noise-sensitive receivers
14 (e.g., SR-60 and land designated as Land Conservation) will not
15 require noise control barriers.

16 k. Mitigation Measure Noise 7: To be consistent with the traffic
17 analysis and to ensure noise impacts do not go beyond what has
18 been assumed in the Acoustical Impact Analysis, it has been
19 assumed that no project traffic will travel north on Canal or Avalon
20 Streets to 28th Street and thereby access Rubidoux Boulevard. To
21 assure that this traffic distribution is maintained to the degree
22 possible while still maintaining existing public access; signs shall be
23 posted on each Area site at the exit for each access driveway
24 prohibiting turning movements toward the north (28th Street). Prior
25 to Final Inspection, signs must be in place.

26
27 Noise impacts associated with on-site operational activities cannot
28 be determined with certainty at this stage of development since

1 specific uses are not yet established. MM Noise 1 requires additional
2 analysis in the form of a Final Acoustical Impact Analysis once
3 building permits are applied for. That analysis will be used to
4 confirm the findings of this preliminary analysis and to determine
5 accurate mitigation measures necessary to reduce noise impacts
6 sourced from the future uses. Those mitigation measures could
7 include requirements such as noise control barriers, upgraded
8 construction materials/design, and/or constrained hours of operation.
9 The project will generate noise levels in excess of standards set forth
10 by the County of Riverside. Traffic-related noise generated by the
11 project will be reduced by implementation of mitigation measures
12 MM Noise 5 and 6. By providing a wall between the adjacent
13 residential development and the proposed project and limiting truck
14 traffic in residential neighborhoods, noise impacts to adjacent
15 residential land uses will be reduced to less than significant levels.

16 G. Public Services

17 1. Impacts:

18 The Project will not place a demand on parks and recreational facilities,
19 public education services and school facilities, or library services and
20 facilities because the Project will not directly generate a residential
21 population requiring these services. Nonetheless, the Project Applicant is
22 required to pay development mitigation fees to offset any potential fire and
23 sheriff service-related impacts through compliance with adopted regulatory
24 requirements (Riverside County Ordinance No. 659.7). The proposed
25 project will not result in substantial adverse physical impacts associated
26 with the provision of new or physically altered governmental facilities and
27 will not create the need for new or physically altered governmental
28

1 facilities, the construction of which could cause significant environmental
2 impacts, in order to maintain acceptable service ratios, response times or
3 other performance objectives for fire and sheriff services.

4 2. Mitigation:

5 No mitigation measures are required. However, payment of development
6 mitigation fees to offset any potential fire and sheriff service-related
7 impacts will be required through compliance with adopted regulatory
8 requirements (Riverside County Ordinance No. 659.7).

9 H. Utilities

10 1. Impacts:

11 No significant impacts to water and sewer services are expected to occur.
12 Rubidoux Community Services District (RCSD) has sufficient water supply
13 and wastewater capacity to serve the Project. Less than significant impacts
14 at the Project-specific level related to solid waste disposal are expected to
15 occur and no mitigation is required. Therefore, the proposed project will not
16 be served by a landfill with insufficient permitted capacity to accommodate
17 the Project's solid waste disposal needs.

18 2. Mitigation:

19 None required.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that all applicable regulatory
21 requirements and feasible mitigation measures to reduce environmental impacts have been considered and
22 are applied as conditions of the Project approval, yet the following impacts resulting from the Project's
23 approval cannot be fully mitigated and will be only partially avoided or lessened by the mitigation
24 measures hereinafter specified; a statement of overriding findings is therefore included herein:

25 A. Air Quality

26 1. Impacts:

27 The existing 2007 AQMP was developed based on SCAG population
28 projections for the region. The population projections made by SCAG are

1 based on existing and planned land uses as set forth in the various general
2 plans of local governmental jurisdictions within the region. Although the
3 light industrial/business park uses within the proposed Project are similar in
4 scope and intensity as those permitted within the "Community
5 Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio)"
6 General Plan Land Use designation and the Project will be developed with
7 land uses that are the same scope and intensity as those allowed by the
8 approved general plan land use designation; the Project could result in a
9 substantially higher level of traffic traveling to and from the site than was
10 planned for in the 2007 AQMP. Thus the proposed Project may conflict
11 with or obstruct implementation of the AQMP and therefore, impacts are
12 considered to be significant.

13 Based on the LST analysis of the proposed project, the short-term
14 construction of the Project will result in localized air quality impacts to
15 sensitive receptors in the Project vicinity for PM-10 and PM-2.5. Short-term
16 construction will not result in an exceedance of the LST thresholds for NO_x
17 and CO. The long-term operation of the Project will not result in an
18 exceedance of the LST for NO_x, CO, PM-10, or PM-2.5 to sensitive
19 receptors. Short-term construction emissions and long-term operational
20 emissions (both direct and cumulative) would be significant impacts for
21 which mitigation measures have been identified, but mitigation to below a
22 level of significance is not feasible and therefore, these impacts would be
23 considered unavoidable and adverse, even after mitigation.

24 Recognizing the short-term duration and quantity of emissions in the
25 Project area and the limited outdoor exposure of persons to outdoor odors,
26 the Project will not expose substantial numbers of people to objectionable
27 odors.
28

1 Based on the LST analysis of the proposed project, the short-term
2 construction of the project will result in localized air quality impacts to
3 sensitive receptors in the project vicinity for PM-10 and PM-2.5 during
4 construction of the project. Short-term construction will not result in an
5 exceedance of the LST thresholds for NO_x and CO. The long-term
6 operation of the project will not result in an exceedance of the LST for
7 NO_x, CO, PM-10, or PM-2.5 to sensitive receptors.

8 During construction and upon completion of the Project, activities will
9 occur on the site that will release greenhouse gas emissions to the Earth's
10 atmosphere, namely CO₂, CH₄, and N₂O. Given the global nature of
11 greenhouse gases and their ability to alter the Earth's climate, it is not
12 anticipated that a single development project, even one this size, would
13 have an effect on global climate conditions. It is, however, reasonably
14 foreseeable that emissions resulting from this Project in combination with
15 statewide, national, and international emissions could cumulatively
16 contribute to a change in Earth's climate, i.e., global warming. Cumulative
17 greenhouse gases emissions would be significant impacts for which
18 mitigation measures have been identified, but mitigation to below a level of
19 significance is not feasible and therefore, these impacts would be
20 considered unavoidable and adverse, even after mitigation.

21 2. Mitigation:

22 The Project has been modified to mitigate or avoid the potentially
23 significant impacts by the following mitigation measures, which are hereby
24 adopted and will be implemented as provided in the Mitigation, Monitoring,
25 and Reporting Program.

- 26 a. Mitigation Measure Air 1: During construction, ozone precursor
27 emissions from mobile construction equipment shall be controlled
28 by maintaining equipment engines in good condition and in proper

1 tune per manufacturers' specifications to the satisfaction of the
2 Department of Building and Safety. Equipment maintenance records
3 and equipment design specification data sheets shall be kept on-site
4 during construction. Compliance with this measure shall be subject
5 to periodic inspections by the Department of Building and Safety.

6 b. Mitigation Measure Air 2: Electricity from power poles shall be
7 used instead of temporary diesel or gasoline powered generators to
8 reduce the associated emissions. Approval will be required by the
9 Department of Building and Safety's Grading Division prior to
10 issuance of grading permits.

11 c. Mitigation Measure Air 3: To reduce construction vehicle (truck)
12 idling while waiting to enter/exit the site, prior to issuance of
13 grading permits, the contractor shall submit a traffic control plan
14 that will describe in detail safe detours to prevent traffic congestion
15 to the best of the Project's ability, and provide temporary traffic
16 control measures during construction activities that will allow both
17 construction and on-street traffic to move with less than 5-minute
18 idling times.

19 d. Mitigation Measure Air 4: Consolidate and schedule construction
20 deliveries to off-peak hours to reduce congestion of local streets.

21 e. Mitigation Measure Air 5: The project will provide information
22 about diesel particulate traps and alternative fueled vehicles and off-
23 road equipment to all customers.

24 f. Mitigation Measure Air 6: Signage will be posted prohibiting on-
25 site truck idling in excess of five minutes.

26 g. Mitigation measure Air 7: Loading bays will be equipped with
27 electrification, and/or auxiliary power units.
28

1 h. Mitigation Measure Air 8: The project shall be LEED certified, and
2 at a minimum, be required to increase building energy performance
3 24.5% beyond Title 24, and reduce water use by 20%, prior to
4 issuance of any building permits. Plans shall include proof of LEED
5 certification.

6 i. Mitigation Measure Air 9: In order to reduce energy consumption
7 from the proposed project development, applicable plans (e.g.,
8 electrical plans, improvement maps, etc.) submitted to the County
9 shall include the installation of energy-efficient street lighting
10 throughout the project site. These plans shall be reviewed and
11 approved by the applicable Department (e.g., Department of
12 Building and Safety or Department of Transportation) prior to
13 conveyance of applicable streets.

14 Any remaining significant adverse air quality impacts of the Project
15 are determined to be acceptable due to the overriding social,
16 economic, environmental and other benefits of the Project, as more
17 fully set forth in the Statement of Overriding Considerations set
18 forth below.

19 B. Transportation and Traffic

20 1. Impact:

21 The Project is projected to generate a net total of approximately 6,057
22 vehicle trip-ends per day with 805 vehicles per hour during the AM peak
23 hour and 856 vehicles per hour during the PM peak hour. Direct and
24 cumulative off-site impacts as a result of the Project traffic would occur
25 where the Project takes access from the existing public roads resulting in
26 levels of service (LOS) at area intersections ranging from LOS A to LOS F.
27 As a result of the proposed project, the levels of service will decrease at
28 every studied intersection in comparison to existing conditions with

1 implementation of on-site and off-site improvements. Five of the twelve
2 study area intersections will still operate at a worse, but acceptable LOS
3 than existing conditions, five of the twelve study area intersections will
4 operate at better levels of service than existing conditions, and two will
5 operate at the same levels of service.

6 In conclusion, over 50% of the intersections with the proposed project and
7 improvements will operate at better or the same levels of service than
8 existing conditions. Therefore, the proposed project will not cause an
9 increase in traffic which is substantial in relation to the existing traffic load
10 and capacity of the street system through implementation of project design
11 considerations and listed mitigation measures MM Trans 1 through Trans
12 49 and potential impacts will be reduced to less than significant levels.

13 Although the applicant will pay fees to mitigate its "fair share" of the
14 cumulative impacts, the timing of road improvements needed to improve
15 level of service on a regional basis will be determined by the County of
16 Riverside based upon need and the availability of funding. Thus, it is
17 possible that the required improvements will not be constructed in time to
18 mitigate the Project's cumulative impacts to below the level of significance.
19 Therefore, after mitigation, the Project's direct and cumulative impacts will
20 remain significant based upon the inability of the proposed Project to
21 regulate the expected timing of regional improvements. However, any
22 remaining significant adverse transportation and traffic impacts of the
23 Project are determined to be acceptable due to the overriding social,
24 economic, environmental and other benefits of the Project, as more fully set
25 forth in the Statement of Overriding Considerations set forth below.

26 2. Mitigation:

27 The Project has been modified to mitigate or avoid this potentially
28 significant impact by the following mitigation measure, which is hereby

1 adopted and will be implemented as provided in the Mitigation, Monitoring,
2 and Reporting Program.

3 a. Mitigation Measure Trans 1: Construction of on-site improvements
4 should occur in conjunction with adjacent project development
5 activity or as needed for project access purposes.

6 b. Mitigation Measure Trans 2: On-site traffic signing and striping
7 should be implemented in conjunction with detailed construction
8 plans for the project site.

9 c. Mitigation Measure Trans 3: Sight distance at each project access
10 driveway should be reviewed with respect to Caltrans and County of
11 Riverside sight distance standards at the time of preparation of final
12 grading, landscape and street improvement plans.

13 d. Mitigation Measure Trans 4: Bike racks shall be installed in all
14 parking lots in compliance with County of Riverside.

15 e. Mitigation Measure Trans 5: For purposes of this analysis, it has
16 been assumed that no project traffic will travel north on Canal or
17 Avalon Streets to 28th Street and thereby access Rubidoux
18 Boulevard. To assure that this traffic distribution is maintained to
19 the degree possible while still maintaining existing public access;
20 signs shall be posted on each Area site at the exit for each access
21 driveway prohibiting turning movements toward the north (28th
22 Street). Prior to Final Inspection, signs must be in place.

23 f. Mitigation Measure Trans 6: Modify the intersection of Rubidoux
24 Boulevard at 30th Street/SR-60 WB Off-Ramp (EW) to provide the
25 following geometrics:

26 Northbound: One left-turn lane, two through lanes

27 Southbound: One through lane, one shared through-right turn lane
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1 Eastbound: One left-turn lane, two right-turn lanes with overlap
2 traffic signal phasing

3 Westbound: One left-turn lane, one shared left-through lane, one
4 250-foot long right-turn lane

- 5 g. Mitigation Measure Trans 7: Install a traffic signal, and modify the
6 intersection of Rubidoux Boulevard at SR-60 WB On-Ramp (EW)
7 to provide the following geometrics:

8 Northbound: One left-turn lane and two through lanes

9 Southbound: Two through lanes, one right-turn lane

10 Eastbound: N/A

11 Westbound: N/A

12 Note: This improvement is subject to Caltrans approval. If approval
13 is not received from Caltrans, the project proponent shall implement
14 alternative improvements to mitigate project impacts.

- 15 h. Mitigation Measure Trans 8: Modify the intersection of Canal
16 Street and Alta Street to provide the following geometrics:

17 Northbound: One shared left-turn, through, right-turn lane

18 Southbound: One shared left-turn, through, right-turn lane

19 Eastbound: One left-turn lane, one shared through-right turn lane

20 Westbound: One left-turn lane, one shared through-right turn lane

- 21 i. Mitigation Measure Trans 9: Install a traffic signal, and modify the
22 intersection of Rubidoux Boulevard and 28th Street to provide the
23 following geometrics:

24 Northbound: One left-turn lane, one through lane, one shared
25 through-right turn lane

26 Southbound: One left-turn lane, one through lane, one shared
27 through-right turn lane

28 Eastbound: One left-turn lane, one shared through-right turn lane

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- Westbound: One left-turn lane, one shared through-right turn lane
- j. Mitigation Measure Trans 10: Modify the intersection of Avalon Street and Alta Street to provide the following geometrics:
 - Northbound: One shared through-right turn lane
 - Southbound: One shared left turn-through lane
 - Eastbound: N/A
 - Westbound: One left-turn lane, one right-turn lane
- k. Mitigation Measure Trans 11: Modify the intersection of Avalon Street and 30th Street to provide the following geometrics:
 - Northbound: One shared through-right turn lane
 - Southbound: One shared left-turn through lane
 - Eastbound: N/A
 - Westbound: One left-turn lane, one right-turn lane
- l. Mitigation Measure Trans 12: Install a traffic signal, and modify the intersection of Rubidoux Boulevard and 24th Street to provide the following geometrics:
 - Northbound: One left-turn lane, two through lanes
 - Southbound: One left-turn lane, two through lanes
 - Eastbound: One through lane
 - Westbound: One through lane
- m. Mitigation Measure Tans 13: Construct the private street (28th Street extension) from the northwesterly project boundary to Canal Street at its ultimate half-section width as a Collector with a cul-de-sac.
- n. Mitigation Measure Trans 14: Construct Canal Street from 28th Street to the southwesterly project boundary to Canal Street at its ultimate half-section width as a Collector with a cul-de-sac.
- o. Mitigation Measure Tran 15: Construct Birtcher Center Drive within the project site at its ultimate full-section width as a Collector.

1 The Mitigation Measures MM Trans 16 through MM Trans 34 shall
2 be implemented by Area B, Plot Plan No. 23168.

3 p. Mitigation Measure Trans 16: Install a Cross Street Stop Sign and
4 modify the intersection of Canal Street and Project Driveway #1 to
5 provide the following geometrics:

6 Northbound: One through lane

7 Southbound: One through lane

8 Eastbound: N/A

9 Westbound: One through lane

10 q. Mitigation Measure Trans 17: Install a Cross Street Stop Sign and
11 modify the intersection of Canal Street and Project Driveway #2 to
12 provide the following geometrics:

13 Northbound: One through lane

14 Southbound: One through lane

15 Eastbound: N/A

16 Westbound: One through lane

17 r. Mitigation Measure Trans 18: Install a Cross Street Stop Sign and
18 modify the intersection of Shared Project Driveway at Alta Street to
19 provide the following geometrics:

20 Northbound: One through lane

21 Southbound: One through lane

22 Eastbound: N/A

23 Westbound: One through lane

24 s. Mitigation Measure Trans 19: Modify the intersection of Avalon
25 Street/Shared Project Driveway # 5 at Alta Street to provide the
26 following geometrics:

27 Northbound: One through lane

28 Southbound: One through lane

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Eastbound: One through lane

Westbound: One through lane

- t. Mitigation Measure Trans 20: Install a Cross Street Stop Sign and modify the intersection of Avalon Street at Project Driveway #4 to provide the following geometrics:

Northbound: One through lane

Southbound: One through lane

Eastbound: One through lane

Westbound: N/A

- u. Mitigation Measure Trans 21: Install a Traffic Signal and modify the intersection of Rubidoux Boulevard at 24th Street to provide the following geometrics:

Northbound: One left-turn lane, two through lanes

Southbound: One left-turn lane, two through lanes

Eastbound: One through lane

Westbound: One through lane

- v. Mitigation Measure Trans 22: Install a Traffic Signal and modify the intersection of Rubidoux Boulevard at 28th Street to provide the following geometrics:

Northbound: One left-turn, two through lanes

Southbound: One left-turn, two through lanes

Eastbound: One shared left turn-through lane, one right-turn lane

Westbound: One shared left turn-through lane, one right-turn lane

- w. Mitigation Measure Trans 23: Modify the intersection of Rubidoux at 30th Street/SR-60 WB Off-Ramp (EW) to provide the following geometrics:

Northbound: One left-turn lane, two through lanes

Southbound: One through lane, one shared through-right turn lane

1 Eastbound: One left-turn lane, two right-turn lanes with overlap
2 traffic signal phasing

3 Westbound: One left-turn lane, one shared left-through lane, one
4 250-foot long right- turn lane

5 Note: This improvement is subject to Caltrans approval. If approval
6 is not received from Caltrans, the project proponent shall implement
7 alternative improvements to mitigate project impacts.

- 8 x. Mitigation Measure Trans 24: Install a Traffic Signal and modify the
9 intersection of Rubidoux Boulevard at SR-60 WB On-Ramp (EW)
10 to provide the following geometrics:

11 Northbound: One left-turn lane and two through lanes

12 Southbound: Two through lanes, one right-turn lane

13 Eastbound: N/A

14 Westbound: N/A

15 Note: This improvement is subject to Caltrans approval. If approval
16 is not received from Caltrans, the project proponent shall implement
17 alternative improvements to mitigate project impacts.

- 18 y. Mitigation Measure Trans 25: Modify the intersection of Canal
19 Street and Alta Street to provide the following geometrics:

20 Northbound: One left-turn lane and two through lanes

21 Southbound: One shared left-turn, through lane

22 Eastbound: N/A

23 Westbound: One left-turn lane, one right turn lane

- 24 z. Mitigation Measure Trans 26: Modify the intersection of Avalon
25 Street and Alta Street to provide the following geometrics:

26 Northbound: One shared left-turn through lane

27 Southbound: One shared right turn-through lane

28 Eastbound: One left-turn lane, one right-turn lane

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Westbound: N/A

aa. Mitigation Measure Trans 27: Modify the intersection of Avalon Street and 30th Street to provide the following geometrics:

Northbound: One shared left-turn, through, right-turn lane

Southbound: One shared left-turn, through, right-turn lane

Eastbound: One shared left-turn, through, right-turn lane

Westbound: One left-turn lane, one shared through-right turn lane

bb. Mitigation Measure Trans 28: Construct Canal Street from the northerly Project Area B-1 boundary to the southerly Project Area B-2 boundary at its ultimate full-section width as a Collector.

cc. Mitigation Measure Trans 29: Construct Avalon Street from the northerly Project Area B-1 boundary to the southerly Project Area B-2 boundary at its ultimate half-section width as a Collector.

dd. Mitigation Measure Trans 30: Install stop signs at the following locations:

- Westbound approach of Project Driveway #1 at Canal Street
- Westbound approach of Project Driveway #2 at Canal Street
- Eastbound approach of Project Drive #5 at the intersection of Avalon Street and 30th Street
- Eastbound approach of Project Drive #4 at Avalon Street

ee. Mitigation Measure Trans 31: MM Trans 31: Construct Canal Street from Alta Street to the northerly Project Area B-2 boundary at its ultimate full-section width as a Collector.

ff. Mitigation Measure Trans 32: Construct Avalon Street from Alta Street to the northerly Project Area B-2 boundary at its ultimate half-section width as a Collector.

1 gg. Mitigation Measure Trans 33: Construct Alta Street from Canal
2 Street to Avalon Street at its ultimate half-section width as a
3 Collector.

4 hh. Mitigation Measure Trans 34: Install stop signs at the following
5 locations:

- 6 • Southbound approach of Project Driveway #3 at Alta Street

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8 The Mitigation Measures MM Trans 35 through MM Trans 46 shall
9 be implemented by Area C, Plot Plan No. 23277.

10 ii. Mitigation Measure 35: Install a Cross Street Stop Sign and modify
11 the intersection of Project Driveway #1 at Alta Street to provide the
12 following geometrics:

13 Northbound: One through lane

14 Southbound: N/A

15 Eastbound: One through lane

16 Westbound: One through lane

17 jj. Mitigation Measure 36: Install a Traffic Signal and modify the
18 intersection of Rubidoux Boulevard at 24th Street to provide the
19 following geometrics:

20 Northbound: One left-turn lane, two through lanes

21 Southbound: One left-turn lane, two through lanes

22 Eastbound: One through lane

23 Westbound: One through lane

24 kk. Mitigation Measure Trans 37: Install a Traffic Signal and modify the
25 intersection of Rubidoux Boulevard at 28th Street to provide the
26 following geometrics:

27 Northbound: One left-turn, two through lanes

28 Southbound: One left-turn, two through lanes

1 Eastbound: One shared left turn-through lane, one right-turn lane

2 Westbound: One shared left turn-through lane, one right-turn lane

- 3 II. Mitigation Measure Trans 38: Install a Traffic Signal and modify the
4 intersection of Rubidoux Boulevard at SR-60 WB On-Ramp (EW)
5 to provide the following geometrics:

6 Northbound: One left-turn lane and two through lanes

7 Southbound: Two through lanes, one right-turn lane

8 Eastbound: N/A

9 Westbound: N/A

10 Note: This improvement is subject to Caltrans approval. If approval
11 is not received from Caltrans, the project proponent shall implement
12 alternative improvements to mitigate project impacts.

- 13 mm. Mitigation Measure Trans 39: Modify the intersection of Rubidoux
14 Boulevard at 30th Street/SR-60 WB Off-Ramp (EW) to provide the
15 following geometrics:

16 Northbound: One left-turn lane and two through lanes

17 Southbound: One through lane, one shared through-right turn lane

18 Eastbound: One left-turn lane, two right-turn lanes with overlap
19 traffic signal phasing

20 Westbound: One left-turn lane, one shared left turn-through lane,
21 one 250-foot long right-turn lane

22 Note: This improvement is subject to Caltrans approval. If approval
23 is not received from Caltrans, the project proponent shall implement
24 alternative improvements to mitigate project impacts.

- 25 nn. Mitigation Measure Trans 40: Modify the intersection of Canal
26 Street at Alta Street to provide the following geometrics:

27 Northbound: One shared through-right turn lane
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Southbound: One shared left turn-through lane

Eastbound: N/A

Westbound: One left-turn lane, one right-turn lane

oo. Mitigation Measure Trans 41: Modify the intersection of Avalon Street at Alta Street to provide the following geometrics:

Northbound: One shared left turn-through lane

Southbound: One shared through-right turn lane

Eastbound: One left-turn lane, one right-turn lane

Westbound: N/A

pp. Mitigation Measure Trans 42: Modify the intersection of Avalon Street at 30th Street to provide the following geometrics:

Northbound: One shared through-right turn lane

Southbound: One shared left turn-through lane

Eastbound: N/A

Westbound: One left-turn lane, one right-turn lane

qq. Mitigation Measure Trans 43: Construct Alta Street from Canal Street to Avalon Street at its ultimate half-section width as a Collector.

rr. Mitigation Measure Trans 44: Construct Canal Street from Alta Street to the southwesterly project boundary at its ultimate half-section width as a Collector.

ss. Mitigation Measure Trans 45: Construct Avalon Street from Alta Street to the southeasterly project boundary at its ultimate half-section width as a Collector with a cul-de-sac.

tt. Mitigation Measure Trans 46: Install stop signs at the following three (3) project access locations:

- Northbound approach of Project Driveway #1 at Alta Street

- Eastbound approach of Project Driveway #2 at Avalon Street
- Eastbound approach of Project Driveway #3 at Avalon Street

For all other intersections and roadway segments that are not part of the improvements required to be built in Mitigation Measure Trans 1 through 46, above, the project will participate in the cost of off-site improvements through payment of the following “fair share” mitigation fees.

uu. Mitigation Measure Trans 47: The project shall participate on a fair share basis in funding or construction of off-site improvements that are needed to serve cumulative traffic conditions through the payment of Western Riverside County Transportation Uniform Mitigation Fees (TUMF) in place at the time of construction. The fee is collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. TUMF fees are programmed to be used on the following roadways in the vicinity of the project: Rubidoux Boulevard, Mission Boulevard, Riverview Drive, and Market Street.

vv. Mitigation Measure Trans 48: The project shall participate on a fair share basis in funding or construction of off-site improvements that are needed to serve cumulative traffic conditions through the payment of Riverside County Development Impact Fees (DIF) for non-TUMF improvements.

ww. MM Trans 49: The project shall participate on a fair share basis in funding or the phased construction of off-site traffic signals through payment of traffic signal mitigation fees (Riverside County Traffic Signal Systems Fee Program).

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
2 alternatives identified in EIR No. 516 in light of the environmental impacts which cannot be fully
3 mitigated, avoided or substantially lessened and has rejected those alternatives as infeasible for the
4 reasons hereinafter stated:

5 A. The No Project – Existing Land Use Alternative

- 6 1. The No Project – Existing Land Use Alternative evaluates the
7 environmental impacts resulting from a continuance of the Project site with
8 the current agricultural operations. The project area has been heavily
9 disturbed by activities associated with agricultural uses. Under this
10 alternative, it is assumed that these activities would continue. This
11 alternative evaluates the environmental impacts resulting from a
12 continuance of the project site as vacant.
- 13 2. The No Project – Existing Land Use Alternative would eliminate or reduce
14 agriculture, airports, air quality, biological resources, cultural resources, fire
15 services, geology and soils, noise, sheriff services, solid waste,
16 transportation and traffic and water and sewer impacts associated with the
17 Project.
- 18 3. The No Project – Existing Land Use Alternative would be inconsistent with
19 the Riverside County General Plan land use designations and policies. The
20 County's General Plan Land Use Element Policies LU 7.1 and LU 7.2
21 promote a balance of land uses and stable employment uses that enhance
22 fiscal viability. Policy LU 7.12 encourages the maintenance of a balance
23 between jobs and housing within the County and the County's jobs/housing
24 balance is addressed through implementation of the land use designations
25 assigned by the County's General Plan and Area Plan land use maps. The
26 No Project – Existing Land Use Alternative would not implement the site's
27 Community Development: Light Industrial (CD: LI) land use designation
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1 and, therefore, would not meet the County's objectives to enhance fiscal
2 viability and improve the County's jobs/housing balance.

- 3 4. The No Project – Existing Land Use Alternative would have greater
4 hydrology and water quality impacts than the proposed project due to the
5 lack of storm drainage facility construction and continued degradation and
6 run-off contamination of the groundwater basin.
- 7 5. The No Project – Existing Land Use Alternative would not generate any
8 jobs to improve the job/housing ratio within vicinity of the Project.
- 9 6. The No Project – Existing Land Use Alternative would not achieve any of
10 the Project Objectives.

11 B. Development of Area A, Area B-1, and Area C (Not Area B-2) Alternative

- 12 1. Under this alternative commercial retail, business park, and light industrial
13 would be developed within areas A, B-1, and C. Area B-2 would remain
14 undeveloped and vacant under this alternative. Development under this
15 alternative would include a total building square footage of 718,926 on
16 approximately 62.91 acres.
- 17 2. This alternative would reduce the total building square footage that will be
18 constructed on the Project site as compared to the proposed project.
- 19 3. This Alternative would reduce Air Quality, Biological Resources, Cultural
20 Resources, Solid Waste, and Transportation and Traffic impacts associated
21 with the Project.
- 22 4. This Alternative would have the same or similar degree of impacts as the
23 proposed project with respect to hydrology and water quality, land use and
24 planning, noise, public services, and water and sewer.
- 25 5. This Alternative would be consistent with the Riverside County General
26 Plan “Community Development: Light Industrial” land use designations and
27 policies.
28

1 6. This Alternative would have a lesser positive impact upon the job/housing
2 ratio within the vicinity of the Project than the proposed project due to the
3 generation of fewer jobs.

4 7. This Alternative would meet the basic goals and objectives of the Project.

5 8. Because this Alternative would reduce the above-referenced environmental
6 impacts, although it would not eliminate the significant project-related and
7 cumulative impact to air quality, and transportation and traffic associated
8 with the Project, it is considered to be "Environmentally Superior" to the
9 Project.

10 C. Development of Area B-1, Area B-2, and Area C (Not Area A) Alternative

11 1. Under this alternative commercial retail, business park, and light industrial
12 would be developed within areas B-1, B-2, and C. Area A would remain
13 undeveloped and vacant under this alternative. Development under this
14 alternative would include a total building square footage of 296,772 square
15 feet on approximately 24.3 acres.

16 2. This Alternative would have a lesser degree of impacts than that of the
17 proposed project with respect to Air Quality, Biological Resources, Cultural
18 Resources, Noise, Solid Waste, Transportation and Traffic, and Water and
19 Sewer.

20 3. This Alternative would have the same or similar degree of impacts as the
21 proposed project with respect to Hydrology and Water Quality, Land Use
22 and Planning, Public Services and Water and Sewer.

23 4. This Alternative would generate fewer jobs and will have a smaller positive
24 impact upon area's job/housing ratio.

25 5. The alternative would meet the basic goals and objectives of the Project.

26 6. Because this alternative would reduce the above-referenced environmental
27 impacts, although it would not eliminate the significant project-related and
28 cumulative impacts to air quality, and transportation and traffic associated

1 with the Project, it is considered to be "Environmentally Superior" to the
2 Project.

3 D. Development of Area B-1 and Area C Only Alternative

- 4 1. Under this alternative commercial retail, business park, and light industrial
5 would be developed within areas B-1 and C. Area A and B-2 would remain
6 undeveloped and vacant under this alternative. Development under this
7 alternative would include a total building square footage of 241,782 square
8 feet on approximately 19.45 acres.
- 9 2. This Alternative would have a lesser degree of impacts than that of the
10 proposed project with respect to Air Quality, Biological Resources, Cultural
11 Resources, Noise, Solid Waste, Transportation and Traffic, and Water and
12 Sewer.
- 13 3. This Alternative would have the same or similar degree of impacts as the
14 proposed project with respect to Hydrology and Water Quality, Land Use
15 and Planning, Public Services and Water and Sewer.
- 16 4. This Alternative would generate fewer jobs and will have a smaller positive
17 impact upon area's job/housing ratio.
- 18 5. The alternative would meet the basic goals and objectives of the Project.
- 19 6. Because this alternative would reduce the above-referenced environmental
20 impacts, although it would not eliminate the significant project-related and
21 cumulative impacts to air quality, and transportation and traffic associated
22 with the Project, it is considered to be "Environmentally Superior" to the
23 Project.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
25 the Project against the unavoidable adverse environmental effects thereof, and has determined that the
26 following benefits outweigh and render acceptable those environmental effects:

- 27 A. The Project provides development on the site that is consistent with the Jurupa Area Plan's
28 land use designation of Light Industrial (LI) (0.25-0.60 Floor Area Ratio).

- 1 B. The Project proposes to develop 62.91 gross acres consisting of 28 industrial park
2 buildings with a total square footage of 773,916 square feet, which would have the
3 potential to foster economic growth in the surrounding environment. Business
4 development is identified as a critical factor in improving air quality and reducing traffic
5 congestion. Increasing employment opportunities within the County will allow residents
6 to obtain jobs locally and reduce commute times. "The objective of the jobs-to-housing
7 ratio concept is to reduce Vehicle Miles Traveled (VMT) by locating jobs and housing
8 closer together," according to the Riverside County General Plan (page AQ-19). In this
9 context, the Project assists the County in achieving its air quality goals by providing
10 business and employment opportunities.
- 11 C. The Project will attract new businesses that can provide jobs in Western Riverside County
12 to assist in providing a better jobs/housing balance and reduce the need for the local
13 workforce to commute to adjacent counties.
- 14 D. The Project will promote the development of a variety of stable employment and business
15 uses that provide a diversity of employment opportunities for those that live and work in
16 the community.
- 17 E. The Project provides public roadway improvements on and adjacent to the site to facilitate
18 safe vehicular travel to, from, and within the site.
- 19 F. The Project will offer the opportunity for a mix of businesses in proximity to transportation
20 facilities and utilities, and along transit corridors.
- 21 G. The Project will make monetary contributions to Riverside County's Transportation
22 Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation
23 improvements.
- 24 H. The Project will make monetary contributions to the Western Riverside County MSHCP to
25 assist in property acquisition and maintenance of habitat core and linkage areas.
- 26 I. The Project will incorporate multiple design features to reduce operational energy
27 consumption.
- 28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
2 the Project against the unavoidable adverse environmental effects in regards to agricultural resources, air
3 quality, and transportation and traffic. While these unavoidable impacts are significant under CEQA
4 thresholds, the Board of Supervisors has determined and finds that in balancing the Project's benefits
5 against these adverse impacts, certain factors diminish the importance of the adverse impacts.
6 Nevertheless, the Board of Supervisors recognizes that the agricultural resources, air quality, and
7 transportation and traffic impacts are significant under CEQA thresholds, and the Board of Supervisors
8 finds that for each of the significant impacts which are subject to a finding under CEQA Section
9 21081(a)(3), that the following specific overriding economic, legal, social, technological, or other
10 benefits, independent of the other benefits, outweigh the significant effects on the environment and
11 render acceptable each and every one of those unavoidable adverse environmental effects:

12 A. The air quality and transportation and traffic impacts are outweighed and rendered
13 acceptable because the Project has the potential to foster economic growth in the
14 surrounding environment. Development of the proposed Project is consistent with planned
15 growth identified in the Riverside County General Plan and the Jurupa Area Plan and by
16 the Southern California Association of Governments (SCAG). An extensive analysis of
17 the balance of jobs and housing was conducted as part of the Housing Element of the
18 County's General Plan. Because the proposed Project is consistent with the General Plan
19 Land Use Plan and the land use designations assigned to the property by the Jurupa Area
20 Plan, implementation of the proposed Project will be consistent with growth forecasts and
21 will not create an imbalance between jobs and housing within the Project vicinity. The
22 property primarily consists of a vacant undeveloped land. The surrounding area is
23 developing in accordance with the Jurupa Area Plan and in a phased manner with a logical
24 extension of utility and infrastructure improvements. Implementation of the proposed
25 Project will not stimulate growth in the area beyond that anticipated by the General Plan
26 and the Jurupa Area Plan.

27 B. The air quality, and transportation and traffic impacts are outweighed and rendered
28 acceptable because the Project will implement the Riverside County General Plan's land

1 use designation of the Project site through the creation of a well-designed light industrial
2 business park in proximity to existing and future supporting office and commercial uses.
3 Development of the Project will provide necessary infrastructure, desired amenities, and
4 common landscape and design elements for the site that would not otherwise be possible if
5 the property were developed in accordance with the existing zoning, which includes A-1
6 (Light Agriculture), M-M (Medium-Manufacturing), and R-1 (One Family Dwelling).

7 C. The air quality and transportation and traffic impacts are outweighed and rendered
8 acceptable because the Project will implement the objectives and development goals of the
9 County's General Plan for the Project site and surrounding area. The Board of Supervisors
10 has determined and finds that: the site is designated as Community Development: Light
11 Industrial (CD:LI) within the Jurupa Area Plan; the designation for the Project site was
12 adopted as part of the Riverside County Integrated Project ("RCIP"); the process of
13 adopting the RCIP was extensive, thorough, and comprehensive, and involved extensive
14 review and input from multiple agencies within the County, multiple regional
15 governmental agencies, and the public; and that the subject property's historic use, which
16 is agricultural, is not consistent or compatible with the General Plan's land use designation,
17 objectives and development goals for the Project site.

18 D. The air quality, and transportation and traffic impacts are outweighed and rendered
19 acceptable because the Project will create an aesthetically pleasing development through
20 the establishment of design criteria for architecture, landscaping, walls, street
21 improvements, signs, entry monuments, and other planning and design features. The
22 Board of Supervisors has determined and finds that it is more important in this case to
23 obtain the benefit of the Project's aesthetic enhancement for the community than to forego
24 the Project out of regard for the air quality, and transportation and traffic impacts.

25 E. The air quality, and transportation and traffic impacts are outweighed and rendered
26 acceptable because the Project will provide traffic mitigation measures to address Project-
27 specific and cumulative circulation impacts, thereby contributing to improvements to
28 various existing intersections. Additionally, the Project will provide funding for various

1 elements of regional infrastructure through Transportation Uniform Mitigation Fees
2 (TUMF) and Road & Bridge Benefit District (R&BBD) fee programs. The Board of
3 Supervisors has determined and finds that it is more important in this case to obtain the
4 benefit of the Project's contribution to the traffic and circulation improvements of the
5 community than to forego the Project out of regard for the agricultural resources, air
6 quality, and transportation and traffic impacts.

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 proposed 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 is as follows:

12 A. Economic, Population, or Housing Growth

13 The proposed project intends to establish a development area for light industrial
14 development, which will bring an additional 1,011 to 1,330 jobs/employees to the area.

15 B. Removal of An Impediment to Growth

16 The Project could potentially influence continued development within adjacent properties
17 by providing or extending roadways, extending water and sewer service, utility and energy
18 services to the immediate area. However, the Project site is already served by or in close
19 proximity to existing paved roads, potable water, wastewater and storm drain facilities.
20 Although additional improvements are required to extend these services through the
21 Project site, these facilities have been included and evaluated as part of local agency
22 service plans. Although the Project could influence growth in the immediate area, growth
23 is already occurring or planned for within the area. Therefore, the Project will not induce
24 growth through the removal of impediments to growth.

25 C. Precedent - Setting Effects

26 There are no precedent-setting effects of the proposed Project in that the Project site has
27 been planned for light industrial development and development of the surrounding area is
28 reflected in adopted general plans and master plans.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project will implement
2 applicable elements of the Riverside County General Plan as follows:

3 A. Land Use Element

4 Development of the site is permitted by the Riverside County's Community
5 Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) General Plan
6 Land Use designation. The Project is therefore consistent with the Land Use
7 Element in that the property would be developed in accordance with the
8 Community Development Foundation Component land use designation applied to
9 the site by the General Plan.

10 B. Circulation Element

11 As part of the Project, construction of improvements to Rubidoux Boulevard,
12 Canal Street, Alta Street, 24th Street, 28th Street, 30th Street, Mission Boulevard,
13 Riverview Drive, and Market Street would provide consistency with the
14 designations assigned to these roadways by the County General Plan Circulation
15 Plan. The Project's technical traffic report concludes that implementation of the
16 Project, in conjunction with planned improvements, would not degrade the level of
17 service of any existing or future intersection below an acceptable level. The
18 Project is consistent with the General Plan Land Use Plan, and is thereby
19 consistent with the traffic volumes envisioned by the General Plan Land Use Plan.
20 All required improvements that are directly attributable to the Project would be
21 constructed as part of the Project and fair share costs would be contributed for
22 improvements to affected off-site roadways through payment of the Transportation
23 Uniform Mitigation Fees (TUMF) and Development Impact Fees (DIF).

24 C. Multipurpose Open Space Element

25 The Project site is not identified for open space preservation by the General Plan or
26 the MSHCP. The General Plan designates the site as a Community Development
27 area for Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) uses. Vegetation on
28 the Project site is highly disturbed due to past agricultural and is dominated by

1 non-native and invasive plant species. No state or federally listed plant or wildlife
2 species exist on the site. The site has been completely disturbed by past
3 agricultural activities and, as such, is not environmentally sensitive. No known
4 archaeological or paleontological resources are present; however, the potential
5 exists for the discovery of archaeological or paleontological resources during
6 grading and construction and mitigation measures will be implemented to reduce
7 impacts to below a level of significance. Additionally, the Project site is not
8 located within or adjacent to any identified scenic corridors nor is it mapped within
9 a valuable mineral resource area.

10 D. Safety Element

11 Any structures designated for development subsequent to the approval of the
12 Project would be constructed in accordance with the California Building Code
13 (CBC) and any site-specific conditions imposed by the County Geologist; thus
14 insuring geologic safety. The Project site is not located within a blowsand area, is
15 not located within a dam inundation area, and would not conflict with any disaster
16 preparedness plan. Compliance with the requirements of the Riverside County Fire
17 Department and the required payment of mitigation fees pursuant to Ordinance
18 659.7 would insure fire safety. Lastly, the Project does not include the use of or
19 creation of hazardous materials with the exception of building materials and
20 products that are not hazardous in small concentrations.

21 E. Noise Element

22 Impacts associated with noise are anticipated to be less than significant during
23 construction and during operation of the Project.

24 F. Housing Element

25 The General Plan Land Use designation for the Project site is Community
26 Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio). The Project
27 is consistent with the land use designation. The site does not currently contain
28 housing and would not displace existing housing; is not designated by the General

1 Plan to provide housing; and the Project does not propose housing. Therefore, the
2 provisions of the Housing Element are not applicable to the proposed Project.
3 The Project also would not disrupt or divide any established community because
4 the site is currently vacant and is planned to be developed in accordance with the
5 land use designations assigned to the site by the General Plan.

6 G. Air Quality Element

7 The Project would be required to implement mitigation measures intended to
8 reduce direct air quality impacts to the greatest feasible extent. Implementation of
9 the mitigation measures would ensure consistency with the Air Quality Element.
10 Not unlike other development Projects in Riverside County, and as disclosed in the
11 EIR prepared for the County General Plan (SCH No. 2002051143), direct and
12 cumulative air quality impacts would remain significant and unmitigable.
13 Although the Project's contribution to air quality impacts is cumulatively
14 significant, mitigation measures presented would reduce those impacts to the
15 greatest extent possible, in conformance with South Coast Air Quality Management
16 District, Environmental Protection Agency, and California Air Resources Board
17 requirements.

18 H. Administration Element

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

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project is in conformance
23 with the conservation requirements of the Western Riverside County Multiple Species Conservation Plan
24 (MSHCP) in that:

- 25 A. The Project site is not located within a MSHCP Criteria Area and as such is not
26 designated for open space conservation by the MSHCP. Thus, the Project would
27 not conflict with Reserve Assembly, because the Project site is not identified for
28 conservation.

1 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant
2 effects on Riparian/Riverine Areas and Vernal Pools, which includes identification
3 and mapping of such areas located on the Project site, is required if such resources
4 are identified on the Project site. If the habitat assessment identifies suitable
5 habitat for listed species in this section of the plan and the project design does not
6 incorporate avoidance, focused surveys shall be conducted, and avoidance and
7 minimization measures implemented in accordance with the species-specific
8 objectives for the species occurring on site. No vernal pools or riparian/riverine
9 areas are present within the project site. The site does not contain clay soils that
10 would support the formation of vernal pools or any of the species associated with
11 them (i.e., fairy shrimp, narrow endemic plant species). The on-site water detention
12 basins appear to have been unused for many years and no evidence of water was
13 apparent during the field surveys. The project will not conflict with Section 6.1.2 of
14 the MSHCP.

15 C. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused
16 surveys for narrow endemic plant species are required where appropriate or suitable
17 habitat is present within the Narrow Endemic Plant Species Survey Area. Portions
18 of the site were determined to contain potentially suitable habitat for San Diego
19 Ambrosia, Brand's Phacelia, or San Miguel Savory. Focused surveys for these
20 species were conducted during 2008. All surveys produced negative results for
21 these Narrow Endemic Plant Species. As the Project is highly and routinely
22 disturbed, no natural soils remain; therefore, no habitat for narrow endemic plant
23 species exists. No surveys or conservation are required. The proposed project is in
24 compliance with Section 6.1.3 of the MSHCP.

25 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP
26 Conservation Area are required to incorporate mechanisms to address indirect
27 effects to the MSHCP Conservation Area. The project site is not located adjacent
28 to a MSHCP conservation area. As the project is not a residential development,

1 impacts to conservation areas from edge effects are not anticipated. Drainage areas
2 are directed away from the adjacent hills; the project will not introduce invasive
3 species such as household pets and landscaped areas will not use invasive plant
4 species; grading will only occur within the project footprint; lighting will be
5 directed away from the hill area or low level security lighting will be used for
6 buildings adjacent to the hills; while barriers will not be placed around the project
7 site, the project includes industrial uses and would not encourage or allow illegal
8 dumping or trespass; and noise levels would generally be similar to existing noise
9 levels in the area; therefore, the Project will not have edge effects on any existing
10 or future conservation area.

11 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused
12 surveys for certain additional plant and animal species are required for properties
13 within mapped survey areas. The project site is located within the burrowing owl
14 (*Athene cunicularia*) survey area as shown on Figure 6-4 of the MSHCP. A
15 burrowing owl habitat assessment and focused burrowing owl survey were
16 conducted on the Project site. The focused surveys for burrowing owl ended with
17 negative results. No burrowing owls or sign (pellets, bones, feathers, etc.) were
18 observed at the project site. As suitable habitat is located on site, a 30-day pre-
19 construction survey for burrowing owl is required.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project is consistent with
21 the County of Riverside General Plan as adopted by the Riverside County Board of Supervisors on
22 October 7, 2003.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside that it
24 has reviewed and considered EIR No. 516 in evaluating the Project, that EIR No. 516 is an accurate and
25 objective statement that complies with the California Environmental Quality Act and reflects the County's
26 independent judgment, and that EIR No. 516 is incorporated herein by this reference.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 516
2 and **ADOPTS** the Mitigation Monitoring Plan specified herein and **ADOPTS** the Statement of Overriding
3 Considerations.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Parcel Map No.
5 35710, Tentative Parcel Map No. 35711, and Tentative Parcel Map No. 35712 on file with the Clerk of
6 the Board, including the final conditions of approval and exhibits, are hereby approved for the real
7 property described and shown on the maps, and said real property shall be developed substantially in
8 accordance with Tentative Parcel Map No. 35710, Tentative Parcel Map No. 35711, and Tentative Parcel
9 Map No. 35712, unless the maps are amended pursuant to County Ordinance No. 460 procedures.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the Project shall
11 placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director, and in the
12 Office of the Building and Safety Director, and that no applications for other development approvals shall
13 be accepted for the real property described and shown in the Project, unless such applications are
14 substantially in accordance herewith.

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

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