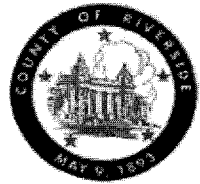


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

443A



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 18, 2010

**SUBJECT: RESOLUTION No. 2010-107 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 510 and APPROVING PLOT PLAN NO. 22925** – Applicant: Hogle-Ireland – Engineer/Representative: Rick Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** The Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA). The Plot Plan proposes a

Ron Goldman  
Planning Director

Initials:  
RC/ar

(Continued on Attached Page)

<b>FINANCIAL DATA</b>	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: N/A**

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

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL

BY: MICHELLE CLACK DATE 3/22/10

Departmental Concurrence

Dept's Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.** 3/16/10 Item No. 16.1 | **District:** First | **Agenda Number:**

3.71

commercial and industrial development comprised of 8 buildings consisting of: four (4) office buildings totaling 258,102 square feet, two (2) industrial warehouse/distribution buildings totaling 409,312 square feet, one (1) retail building with 10,000 square feet, one (1) light industrial/multi-tenant building with 42,222 square feet, 285,696 square feet of landscaping area, 1,779 parking spaces, and three (3) detention basins. – APN(s): 297-080-007, 008, 009, 010.

**RECOMMENDED MOTION:**

**ADOPTION of RESOLUTION NO. 2010-107** Certifying Environmental Impact Report No. 510, and approving Plot Plan No. 22925 which has been completed in compliance with CEQA Guidelines.

**BACKGROUND:**

On August 24, 2009, the Riverside County Planning Director Tentatively Certified Environmental Impact Report No. 510 and Approved Plot Plan No. 22925.

On August 31, 2009, the Planning Director's Decision was appealed. On September 30, 2009, the project was set for hearing before the Riverside County Planning Commission and they denied the appeal filed on August 31, 2009, continued Tentative Parcel Map No. 35365 off calendar, tentatively certified the environmental impact report, and approved the plot plan.

On October 28, 2009, the Planning Commission's Decision was appealed. The Public Hearing for the Appeal was advertised and scheduled for November 24, 2009 and continued to the following dates: January 5, 2010, February 9, 2010, and March 16, 2010. At the last public hearing, the Board of Supervisors took the actions listed below with the addition of one additional condition for a truck routing plan and modified condition of approval 80.TRANS.03 to occur at the prior to grading permit milestone. The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **March 16, 2010** and the following actions were taken:

**DENIAL** of the **APPEAL** filed on March 16, 2010, and uphold the Planning Commission's decision on September 30, 2009 to;

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 510**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment; and;

**APPROVE PLOT PLAN NO. 22925**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

2 **RESOLUTION NO. 2010-107**  
3 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 510**  
4 **AND APPROVING PLOT PLAN NO. 22925**  
5 **(ALESSANDRO COMMERCE CENTRE)**

6 **WHEREAS**, pursuant to applicable law, a public hearing was held before the Riverside County  
7 Board of Supervisors in Riverside, California on November 24, 2009, January 5, 2010, February 9, 2010  
8 and March 16, 2010, to consider Environmental Impact Report No. 510 (Alessandro Commerce Centre);  
9 and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act ("CEQA) and the  
11 Riverside County CEQA implementing procedures have been met, and Environmental Impact Report  
12 (EIR) No. 510, prepared in connection with Plot Plan No. 22925 (referred to alternatively herein as "the  
13 project"), is sufficiently detailed so that all the potentially significant effects of the project on the  
14 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in  
15 accordance with the above-referenced provisions and procedures; and,

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

18 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by  
19 the Board of Supervisors of the County of Riverside, in regular session assembled on April 6, 2010, that:

- 20 A. Plot Plan 22925 consists of eight (8) buildings of approximately 258,100 square feet of  
21 office; 42,300 square feet of light industrial/multi-tenant; 409,400 square feet of industrial  
22 warehouse/distribution; 10,000 square feet of retail on a 54.4 gross acre (51.21 net acre)  
23 site with a total building area of approximately 720,000 square feet (floor area ratio of  
24 0.32) including 1,784 parking spaces and 974,727 square feet of landscaping area  
25 (approximately 40 percent), and three detention basins.
- 26 B. Plot Plan 22925 is associated with Tentative Parcel Map No. 35365, which is a Schedule E  
27 subdivision of 54.4 gross acres (51.21 net acres) into six (6) industrial/commercial parcels;  
28 Parcel 1 - 4.70 gross acres, Parcel 2 - 9.90 gross acres; Parcel 3 - 7.20 gross acres; Parcel 4  
- 12.0 gross acres; Parcel 5 - 8.60 gross acres; Parcel 6 - 8.80 gross acres.

DATE 3/22/10  
E CLACK  
MICF.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
2 impacts associated with the Plot Plan 22925 are potentially significant unless otherwise indicated, but  
3 each of these impacts will be avoided or substantially lessened by the identified Mitigation Measures:

4           A.     Aesthetics, Light and Glare

5                     1.     Impacts:

6                             Scenic Vista: The County of Riverside General Plan does not identify any  
7 specific scenic vistas on the project site. However, the site does have views  
8 of the valley and mountains to the north and east, especially in the higher  
9 elevations of the site. The primary scenic vistas visible from the project site  
10 and surrounding land uses are Sycamore Canyon and Box Springs  
11 Mountain. However, the development is consistent with surrounding  
12 development and the overall views of Sycamore Canyon and Box Springs  
13 Mountain from the surrounding area would not be marred and therefore  
14 would not result in a significant impact.

15                            Scenic Resources: The project will convert existing, vacant land to  
16 commercial and light industrial uses. Notably, construction of the project  
17 will result in the removal of several existing rocky outcroppings located on  
18 the site. Accordingly, development of the project will change the current  
19 landscape and natural vistas of the site.

20                            Notwithstanding the permanence of these impacts, the changes are not  
21 considered to be substantial in the context of creating significant injury or  
22 damage to the prevailing and surrounding landscape. Specifically, the  
23 project site does not contain unique features or landmarks that will be  
24 affected by development of the project. Moreover, development of the  
25 project will not block, obstruct or impede visual access to any scenic vistas,  
26 features or views located in proximity to the project site. The design, layout  
27 and elements of the project comply with local design codes and will be  
28 aesthetically appropriate for the site and the surrounding area. As such,

1 development of the project will not create significant aesthetic impacts that  
2 are detrimental to the site or the surrounding community and environment.

3 Visual Character: The project would develop vacant space into a  
4 commercial development containing eight buildings, associated parking,  
5 and three detention basins. The vacant and inactive land would be  
6 converted to usable business space because of the project. The project is  
7 consistent with the adjacent uses, zoning, and the General Plan vision for  
8 this portion of the Lake Mathews/Woodcrest Area Plan. Development  
9 standards for setbacks, building heights and landscaping would be  
10 consistent with the surrounding development and the County development  
11 ordinance; thus, the project impacts in regards to visual character and the  
12 quality of the site will be less than significant.

13 Light or Glare: Development of the project will include the installation and  
14 operation of new lighting features (e.g., parking area lamps) that will  
15 increase light levels upon and in proximity to the project site. However,  
16 these new sources of light are not expected to generate excessive or  
17 inordinate light spill or glare that could adversely affect daytime and/or  
18 nighttime views in the area. Moreover, the project will be required to  
19 comply with the County lighting ordinance, which will further mitigate  
20 potential light impacts. Accordingly, development of the project will not  
21 produce significant lighting impacts that would adversely affect views.

22 The project has the potential to impact the residential neighborhood to the  
23 west, by introducing light incursion and glare from the project's building  
24 and street/parking lights. As mentioned above, the project will be required  
25 to comply with the County lighting ordinance, which will direct potential  
26 light and glare away from existing uses to the extent feasible. Accordingly,  
27 development of the project will not expose neighboring residential property  
28 to unacceptable light levels.

1 The EIR also analyzed cumulative impacts associated with aesthetics, light  
2 and glare and determined that the project will not result in a cumulatively  
3 considerable impact to aesthetics.

4 Mitigation:

5 None required.

6 B. Agricultural Resources

7 1. Impacts:

8 Convert Farmland to Non-Agricultural Use: The Farmland Mapping and  
9 Monitoring Program shows that the project site contains approximately 2.53  
10 acres of Farmland of Local Importance, a relatively small and infeasible  
11 amount for agricultural uses. Furthermore, the site and the surrounding  
12 areas are not zoned for or otherwise designated for agriculture.

13 The Soil Survey Western Riverside Area, California, conducted in 1971 by  
14 the Soil Conservation Service (SCS), reports that 68 percent of the project  
15 land area is covered with Cieneba rocky sandy loam (CkF2), 20 percent  
16 with Monserate sandy loam (MnD2), and more than six percent with  
17 Fallbrook sandy loam (FbC2). Approximately 95 percent of the site is  
18 either class IV or VII soils, with less than five percent classified as class II  
19 or III soils.

20 Therefore, development of the project (which presumes conversion of 2.53  
21 acres of Farmland of Local Importance) will not produce significant  
22 impacts on onsite agricultural resources.

23 Conflict with Existing Zoning or Williamson Act: The project is currently  
24 undeveloped and vacant and has a land use designation of light industrial.  
25 Additionally, the project site is not within or the subject of a Williamson  
26 Act contract. Therefore, implementation of the project will not conflict  
27 with any on-site agricultural use or violate any existing agricultural  
28 preservation agreement.

1 Other Changes Resulting in Farmland Conversion to Non-Agricultural  
2 Land: Approximately 2.53 acres of the eastern portion of the project site  
3 fall under land designated as Farmland of Local Importance. This amount of  
4 agricultural land is not significant and is infeasible to farm. Because the  
5 area of Farmland of Local Importance is unsubstantial, the Land Evaluation  
6 and Site Assessment (LESA) model does not apply for this project.  
7 Furthermore, the project site and surrounding areas are not zoned for  
8 agricultural use. Other than residential development on the west, there are  
9 no existing uses surrounding the project site. Moreover, none of the  
10 surrounding land is currently used for agriculture. Therefore,  
11 implementation of the project will not (i) result in a change in use of  
12 existing agricultural lands onsite or (ii) promote or otherwise cause the  
13 conversion of surrounding lands to non-agricultural uses. Accordingly,  
14 project-related impacts upon farmland will be less than significant.

15 The EIR also analyzed cumulative impacts associated with Agricultural  
16 Resources and determined that the project will not result in a cumulatively  
17 considerable impact to Agricultural Resources. Mitigation:

18 None required.

19 C. Biological Resources

20 1. Impacts:

21 Effect on Species: The project site is located within an MSHCP-designated  
22 habitat assessment survey area for Burrowing Owl (BUOW) and Least  
23 Bell's Vireo (LBV). Therefore, focused surveys for these species were  
24 conducted as required by the Western Riverside County MSHCP. Neither  
25 of the identified species were found during the surveys.

26 Even though a focused survey concluded that BUOW and LBV were not  
27 present, the project site contains some potentially suitable habitat for those  
28 species. Additionally, the site contains several trees and shrubs that could

1 provide a small amount of habitat suitable for nesting birds. Therefore, the  
2 project shall implement mitigation to reduce the impacts.

3 Effect on Riparian Habitat: A Jurisdictional Delineation Report was  
4 prepared for the project and determined that 0.32 acre of riparian/riverine  
5 area will be impacted by the proposed development. By virtue of proposed  
6 development activities on identified riparian/riverine acreage, the project  
7 could create a significant impact on biological resources considered  
8 important by the resource agencies. Therefore, appropriate Mitigation  
9 Measures will be implemented to reduce the potential significant impact  
10 related to riparian habitat to less than significant level.

11 Conflict with Conservation Plan: The project site is located within the  
12 boundaries of the Western Riverside County Multiple Species Habitat  
13 Conservation Plan (MSHCP). The site is not within the bounds of a Criteria  
14 Cell of the MSHCP, but a small southern portion of the project site  
15 (approximately 5 acres) is located adjacent to Existing Core D, Western  
16 Riverside County MSHCP Areas. Therefore, as addressed in the EIR, an  
17 urban/wildlands interface analysis was completed. This analysis outlined  
18 several guidelines (see page 70 to 73 for outlined guidelines) to incorporate  
19 into the project in order to minimize conflicts with the MSHCP. With  
20 compliance and adherence to the recommendations, the project will be fully  
21 consistent with the Western Riverside County MSHCP and will not conflict  
22 with any habitat conservation plan, or otherwise adversely affect any  
23 significant biological communities. Therefore, the implementation of the  
24 project will not create any significant impacts or conflict with any  
25 applicable habitat conservation or natural community's conservation plan.  
26 The EIR also analyzed cumulative impacts associated with Land Use and  
27 Planning and concluded that the project represents less than two tenths of  
28 one percent of planned industrial/commercial growth in the County, and it



1 would not induce growth or make a substantial contribution to cumulatively  
2 considerable Land Use and Planning impacts in the region. Therefore, the  
3 project will not contribute to cumulatively considerable impacts to Land  
4 Use and Planning and no additional mitigation is required.

5 2. Mitigation:

6 MM BR-1a: Pursuant to Objective 6 of the Species Account for the  
7 burrowing owl included in the Western Riverside County Multiple Species  
8 Habitat Conservation Plan, within 30 days prior to the issuance of a grading  
9 permit, a pre-construction presence/absence survey for the burrowing owl  
10 shall be conducted. A qualified biologist shall conduct the survey and the  
11 results of this presence/absence survey shall be provided in writing to the  
12 Environmental Programs Department (EPD) at Riverside County. If it is  
13 determined that the project site is occupied by burrowing owl, take of  
14 "active" nests shall be avoided pursuant to the MSHCP and the Migratory  
15 Bird Treaty Act. However, when the burrowing owl is present, relocation  
16 outside of nesting season (March 1 through August 31) by a qualified  
17 biologist shall be required. The EPD shall be consulted to determine  
18 appropriate type of relocation (active or passive) and translocation sites.

19 MM BR-1b: The removal of any trees, shrubs, or any other potential  
20 nesting habitat shall be conducted outside the avian nesting season,  
21 wherever practicable. The avian nesting season extends from February 15  
22 through August 30. If ground-disturbing activities are scheduled during the  
23 nesting season, a survey for nesting birds shall be conducted by a qualified  
24 biologist prior to any ground disturbing activities. If active nests are found  
25 within 500 feet of the planned impact area, the area of the nest shall be  
26 flagged, including an adequate buffer as determined by a qualified biologist,  
27 and the flagged area shall be avoided until a qualified biologist has  
28

1 determined that the nest is no longer active. This measure shall be  
2 implemented to the satisfaction of the County requirements.

3 MM BR-2a: The project applicant shall mitigate onsite impacts to  
4 riparian/riverine habitat by funding offsite restoration activities at a ratio of  
5 3:1. The restoration will be done through the Santa Ana Watershed  
6 Association to ensure high quality habitat is preserved /restored within the  
7 same watershed as the impact area.

8  
9 D. Cultural Resources

10 1. Impacts:

11 Archaeological Resources: A Phase I archeological assessment prepared in  
12 relation to the project identified eight sites of potential significance within  
13 the project site. A Phase II assessment was carried out and each of the eight  
14 sites was tested for significance. Of the eight sites identified during the  
15 Phase I assessment, only one feature (i.e. Feature 2 of site CA-RIV-5457)  
16 was determined during the Phase II assessment to be potentially significant  
17 as an archeological resource under the State CEQA Guidelines (MBA  
18 2006).

19 Because the records search found numerous cultural resources in and within  
20 one mile of the project area, and because the results of the survey showed  
21 that additional resources are located in the project site, the potential  
22 sensitivity for impacts to buried and unrecorded archaeological resources is  
23 considered high. It is also possible that unknown buried archaeological sites  
24 may be encountered during grading. Therefore, the project's potential  
25 impact on unknown archaeological cultural resources is considered  
26 significant, and Mitigation Measures are required in order to mitigate  
27 potentially adverse impacts to potentially unique archaeological resources.  
28

1                    Human Remains: The Phase I and II assessments did not indicate any  
2 human remains within the project site (MBA 2006). As addressed in the  
3 EIR, due to a lack of formal cemeteries, informal family burial plots, and  
4 lack of evidence of historic habitation within the immediate vicinity of the  
5 project footprint, the site is not expected to contain any human remains,  
6 including those interred outside of formal cemeteries. However, subsurface  
7 construction activities associated with Project development such as  
8 trenching and grading could potentially damage or destroy previously  
9 undiscovered burial sites. This is a potentially significant impact;  
10 accordingly, Mitigation Measures are required in order to reduce said  
11 potentially significant impacts to a level of less than significant.

12                    The EIR also analyzed cumulative impacts associated with Cultural  
13 Resources and determined that the project will not result in a cumulatively  
14 considerable impact to Cultural Resources; therefore, no mitigation is  
15 required.

16                    2.                    Mitigation:

17                    MM CR-2a: Phase III data recovery must be completed for site CA-RIV-  
18 5457 prior to final issuance of a grading permit. The recovery fieldwork  
19 must be completed in its entirety before grading begins, and a Phase III  
20 excavation report must be finalized and approved before final inspection.  
21 The Phase III excavation must be designed and written to ARMR standards  
22 and County of Riverside standards.

23                    MM CR-2b: The project Archaeologist must create a mitigation-monitoring  
24 plan prior to earthmoving in the project area, and a pre-grade meeting  
25 associated with the details of that plan must occur between the monitoring  
26 archaeologist(s) and the grading contractor before grading begins. The  
27 abatement plan document must contain a description of how and where  
28 artifacts will be curated if found during monitoring, and contingency plans

1 associated with Native American tribal representation if the recovered  
2 artifacts are considered sacred items by one or more Native American  
3 tribes.

4 MM CR-2c: Monitoring of development-related excavation is required  
5 during all construction-related earthmoving. The project Archaeologist  
6 may, at his or her discretion, terminate archaeological monitoring in any  
7 one location on the project Site if and only if bedrock or sterile soils are  
8 encountered during earthmoving at that location.

9 MM CR-2d: Should previously unidentified cultural resource sites be  
10 encountered during monitoring, they must be evaluated, and tested if  
11 necessary, for significance following CEQA Guidelines prior to allowing a  
12 continuance of grading in the area. County Condition of Approval  
13 10.Planning 002 addressing inadvertent archaeological finds shall also be  
14 implemented.

15 MM CR-2e: Native American monitors shall be allowed to monitor all  
16 grading, excavation and groundbreaking activities.

17 MM CR-4a: If human remains are encountered during earth-disturbing  
18 activities for the project, all work within 100 feet of the find shall stop  
19 immediately and the Riverside County Coroner's office shall be notified. If  
20 the Coroner determines the remains are Native American in origin, the  
21 NAHC will be notified and, in turn, will notify the person determined to be  
22 the Most Likely Descendent (MLD). The MLD will provide  
23 recommendations for treatment of the remains (CEQA Guidelines §  
24 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§  
25 5097.94 and 5097.98).

26 E. Geology, Soils, and Seismicity

27 1. Impacts:

1                    Substantial erosion or loss of topsoil: Implementation of the project will  
2                    require extensive grading and excavation. During these activities, there will  
3                    be the potential for surface water to carry sediment from onsite erosion into  
4                    the stormwater system and local waterways. Soil erosion may occur along  
5                    project boundaries during construction in areas where temporary soil  
6                    storage is required. The soil study prepared in relation to the project (and  
7                    addressed in the EIR) indicates that a majority of the areas planned for  
8                    development on the project site have soil types with moderate to high  
9                    erosion potential. Therefore, a potentially significant risk of erosion  
10                   associated with construction activities exists without mitigation.

11                   Unstable Geologic Location: The Preliminary Geotechnical Investigation by  
12                   Leighton Consulting, Inc. in 2007 (addressed in the EIR) concluded that the  
13                   topsoil, alluvium/colluvium soil, and highly weathered bedrock that exist on  
14                   site are considered potentially compressible and this material should be  
15                   removed and recompacted. The Leighton study made grading  
16                   recommendations based on the underlying soil conditions, and those  
17                   recommendations will be implemented during grading. Moreover, the  
18                   County considers all fill to be “structural”; therefore, the placement of any  
19                   boulders within the fill will be subject to review and approval by the  
20                   County. Unless these recommendations are implemented, the project has  
21                   the potential to produce potentially significant impacts concerning unstable  
22                   geologic units; accordingly, the incorporation of the recommendations as  
23                   Mitigation Measures is appropriate and necessary for reducing geologic  
24                   impacts to a less than significant level.

25                   2.                   Mitigation:

26                   MM GS-2a: Refer to and comply with the Mitigation Measures MM HWQ  
27                   1a- and HWQ 1-b (See DEIR section 4.8 Hydrology and Water Quality),  
28                   and all other applicable water quality standards and requirements.

1 MM GS-3a: The developer shall implement the grading recommendations  
2 identified in the Preliminary Geotechnical Report (2007). Prior to the  
3 commencement of building construction, the applicant shall retain a  
4 qualified engineer to design foundations adequate to support the project's  
5 structures where necessary, based on the recommendations of the  
6 Preliminary Geotechnical Report (2007). Settlement analysis shall be  
7 performed once the structural design loads and foundation system geometry  
8 have been defined for each building.

9 F. Hazards and Hazardous Materials

10 1. Impacts:

11 Hazardous Materials on Site: As addressed in the EIR, the Phase I ESA  
12 identified that the project site contains nine, 5-gallon containers of a dark,  
13 oily substance and dark, oil-stained soils were noted beneath the containers.  
14 Therefore, there is potential for significant impact related to disturbance of  
15 these containers if they contain hazardous materials and are not properly  
16 mitigated.

17 March ARB: Although the March ARB does not have an Airport Land Use  
18 Plan, the project site is less than one mile west of the March ARB extended  
19 runway and is located under certain flight paths identified in the Air  
20 Installation Compatible Use Zone Study (AICUZ 2005) for the base. The  
21 March JPA has recommended that March ARB be notified of potential  
22 industrial uses upon the project site to minimize potential impacts on the  
23 March ARB relative to hazardous materials on the project site. The  
24 proposed Plot Plan 22925 is consistent with the Riverside County Airport  
25 Land Use Commission Comprehensive Land Use Plan, and Riverside  
26 County General Plan. With implementation of the Mitigation Measures  
27 identified below, the potential airport-related impacts to people residing or  
28 working in the project area will be less than significant.



1 These construction activities may result in short-term degradation of  
2 surface water quality due to the increased pollutant burden.

3 The long-term operations and development of the project would potentially  
4 increase the pollutant burden of the stormwater flows. The project will  
5 increase the amount of impervious surfaces onsite, resulting in an increase  
6 in stormwater flows. Furthermore, the project's potential industrial and  
7 commercial activities could produce runoff containing one or more of the  
8 following contaminants: oil, grease surfactants, heavy metals, solvents,  
9 pesticides or nutrients.

10 Therefore, the project could result in significant potential impacts to water  
11 quality during the construction and operation phase; notwithstanding, with  
12 the implementation of the Mitigation Measures identified below, water  
13 quality impacts will be reduced to a less than significant level.

14 2. Mitigation:

15 MM HWQ-1a: Prior to the issuance of grading permits for any portion or  
16 phase of the project, the project applicant shall submit to and receive  
17 County approval of SWPPP and Grading Plan that identify specific actions  
18 and BMPs to prevent stormwater pollution from construction sources. The  
19 plans shall identify a practical sequence for site restoration, BMP  
20 implementation, contingency measures, responsible parties, and agency  
21 contacts. The applicant shall include conditions in construction contracts  
22 requiring the plans to be implemented and shall have the ability to enforce  
23 the requirement through fines and other penalties. The plans shall  
24 incorporate control measures in the following categories:

- 25 • Soil stabilization practices;
- 26 • Sediment and runoff control practices;
- 27 • Monitoring protocols; and
- 28 • Waste management and disposal control practices.



1 Once approved by the County, the applicant's contractor shall be  
2 responsible, throughout the duration of the project for installing,  
3 constructing, inspecting, and maintaining the control measures included in  
4 the SWPPP and Grading Plan.

5 MM HWQ-1b: Prior to final building inspection for any portion or phase of  
6 the project, the applicant shall receive County approval for Water Quality  
7 Management Plan (WQMP) that identifies specific long-term actions and  
8 Best Management Practices (BMPs) to prevent stormwater pollution from  
9 ongoing site operations. The WQMP shall identify a practical sequence for  
10 BMP implementation, contingency measures, responsible parties, and  
11 agency contacts. The applicant shall enforce the requirement through fines  
12 and other penalties, as necessary.

13 Once approved by the County, the applicant shall be responsible throughout  
14 the duration of the project for installing, constructing, inspecting, and  
15 maintaining the control measures included in the WQMP.

16 The WQMP shall identify potential pollutant sources that could affect the  
17 quality of stormwater discharges from the project site. Control practices  
18 shall include those that effectively treat target pollutants in stormwater  
19 discharges anticipated from the project site. To protect receiving water  
20 quality, the WQMP shall include, but is not limited to, the following  
21 elements:

- 22 • Permanent erosion control measures such as detention basins, inlet  
23 protection, and temporary revegetation or other ground cover that shall be  
24 employed for disturbed areas after initial construction is finished.
- 25 • No disturbed surfaces will be left without erosion control measures in  
26 place during the winter and spring months (September 30 – March 30).

- Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of existing catch basins that eventually drain to Sycamore Canyon.
- The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the project site to prevent, eliminate, or reduce discharge of materials to storm drains.
- BMP's performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure.

H. Land Use and Planning

1. Impacts:

Divide an Established Community: The project will be constructed on vacant, undeveloped land. The project site does not contain any established communities. A residential neighborhood exists along Gem Lane, the western boundary of the project site. However, the remaining areas adjacent to the project site are undeveloped and vacant. Therefore, the project does not have the potential to divide an established community and this impact is less than significant.

Conflict with Applicable Plans, Policies or Regulations:

County of Riverside General Plan

The project site is within an unincorporated area in the County of Riverside and, therefore, it is subject to the County's General Plan goals and policies. The site is designated as Light Industrial (LI) under the foundation component of Community Development in the General Plan. This designation allows for a variety of uses including industrial, manufacturing, service, and commercial. The project contemplates a development

1 consisting of approximately 720,000 square feet of building area on the 54.4  
2 gross (51.21 net) acre site, a project floor-area-ratio of 0.30. This floor ratio  
3 is within the 0.25-0.60 floor area ratio required for the LI designation. The  
4 proposed 6-parcel subdivision will include the construction of eight  
5 buildings with the following floor areas: 258,100 square feet of office  
6 business park, 409,400 sq. ft. of industrial warehouse/distribution, 10,000  
7 sq. ft. of commercial retail, and 42,300 sq. ft. of light industrial/multi-  
8 tenant. All of the proposed building uses are allowed under and compatible  
9 with the requirements of the LI designation.

10 Lake Mathews/Woodcrest Area Plan

11 The project site is located within the boundaries of the Lake  
12 Mathews/Woodcrest Area Plan and, therefore, it is subject to the Area  
13 Plan's goals and policies. The site is designated as LI under the foundation  
14 component of Community Development in the Area Plan. This designation  
15 has all the same permitted uses and requirements as the County of  
16 Riversides General Plan's LI designation. Therefore, the project is  
17 consistent with the Lake Mathews/Woodcrest Area Plan.

18 Riverside County Zoning

19 The project site is zoned Industrial Park (IP) under the Riverside County  
20 Zoning Ordinance. Industrial Park land has a multitude of permitted uses,  
21 including uses in the industrial, manufacturing, service and commercial  
22 sectors. The project's intended uses are all permitted under the IP zoning.  
23 Because the project will be required to abide by all development standards  
24 established for construction within the IP Zone, the project will be  
25 consistent with the Riverside County Zoning Ordinance.

26 General Plan of the March Joint Powers Authority (MJPA)

27 The project is outside of the boundaries of the General Plan of the March  
28 JPA. All of the surrounding area to the south and east is under the authority

1 of the General Plan of the March JPA and is designated as Business Park  
2 (BP). This designation requires a floor area ratio (FAR) of 0.75 or less,  
3 which is consistent with the project site's proposed FAR of 0.30. The  
4 project's contemplated uses include industrial warehouse/distribution,  
5 commercial retail, business park, and light industrial/multi-tenant. All of  
6 these uses are permitted or related to permitted uses on and within the  
7 surrounding BP land (March JPA). Accordingly, development of the project  
8 is consistent with the General Plan, of the March JPA.

9 The project site is also within the March Air Reserve Base Airport  
10 Influence Policy Area, Safety Zone Area II. According to policies within  
11 the Riverside County Airport Land Use Plan, agricultural, industrial, and  
12 commercial uses are acceptable in the Safety Area II. The Safety Area II  
13 regulations contain certain restrictions on uses and activities on properties  
14 located within the boundaries of the Safety Area; the project does not  
15 contemplate any of these prohibited uses. Therefore, the project is  
16 consistent with applicable airport regulations and designations.

17 City of Riverside Sphere of Influence

18 The project site is outside of the City of Riverside's territorial limits, but is  
19 within the City's Sphere of Influence. The City of Riverside General Plan  
20 designates the site as Business/Office Park (B/OP). This designation's  
21 primary intended uses include research and development and related  
22 flexible space, laboratories, offices, support commercial and light industrial  
23 uses. Per city ordinance, light industrial and small warehouse uses are only  
24 allowed up to 10,000 square feet per site.

25 The proposed uses of the project are permitted in the City's B/OP  
26 designation; however, the project includes 410,000 square feet of industrial  
27 warehouse/distribution and 42,000 square feet of light industrial, which  
28 amounts exceed the maximum square footage requirements identified by the

1 City's B/OP designation. Notwithstanding, the proposed floor area ratio  
2 (FAR) for the project is 0.30, which is less than the 1.5 maximum FAR  
3 allowed by the City of Riverside's B/OP designation.

4 The project site is within an area being considered for annexation by the  
5 City of Riverside (Annexation 112 – Kaliber). According to the City's  
6 website:

7 “this area contains approximately 59 vacant acres located southerly  
8 of Van Buren Boulevard, between Gem Lane and March JPA  
9 property. This area was previously proposed for annexation in 1996  
10 as part of an area that includes what is now Annexation #103.  
11 However, the annexation proceedings were terminated by the City  
12 Council after determining that a majority protest of registered voters  
13 within the annexation area exists. On October 26, 2004, the City  
14 Council authorized staff to commence processing necessary for an  
15 annexation. A Plan for Services is being developed for the  
16 annexation area.” (City Website 2009).

17 Since the time the City Council issued its authorization to staff, the County  
18 has been unaware of occurrence of any significant activity relative to this  
19 potential annexation. The proponent of the project represents the major (if  
20 not the only) property owner within this area, and is currently opposed to  
21 annexation into the City. Accordingly, the project is not in conflict with the  
22 applicable land use plans of the City of Riverside.

23 Conflict with Conservation Plans: The project site is located within the  
24 boundaries of the Western Riverside County Multiple Species Habitat  
25 Conservation Plan (MSHCP). The site is not within the bounds of a Criteria  
26 Cell of the MSHCP, but a small southern portion of the project site  
27 (approximately 5 acres) is located adjacent to Existing Core D, Western  
28 Riverside County MSHCP Areas. Therefore, as addressed in the EIR, an

1 urban/wildlands interface analysis was completed. This analysis outlined  
2 several guidelines to incorporate into the project in order to minimize  
3 conflicts with the MSHCP. With compliance and adherence to the above  
4 guidelines, the project will be fully consistent with the Western Riverside  
5 County MSHCP and will not conflict with any habitat conservation plan, or  
6 otherwise adversely affect any significant biological communities.  
7 therefore, the project will not create any significant impacts or conflict with  
8 any applicable habitat conservation or natural community's conservation  
9 plan.

10 The EIR also analyzed cumulative impacts associated with Land Use and  
11 Planning and concluded that the project represents less than two tenths of  
12 one percent of planned industrial/commercial growth in the County, and it  
13 would not induce growth or make a substantial contribution to cumulatively  
14 considerable Land Use and Planning impacts in the region. Therefore, the  
15 project will not contribute to cumulatively considerable impacts to with  
16 Land Use and Planning and no additional mitigation would be required.

17 2. Mitigation:

18 None required, as compliance with the guidelines established by MSHCP's  
19 urban/wildlands interface analysis will mitigate any potential conflicts with  
20 relevant conservation plans.

21 I. Mineral Resources

22 1. Impacts:

23 Loss of Availability of Known Mineral Resources: According to the  
24 California Department of Conservation's Mineral Land Classification  
25 report, the project site is located within an area that has been classified as  
26 MRZ-3. These are areas where the significance of mineral deposits cannot  
27 be evaluated from available data. In addition, no mining operations  
28 currently occur on or in proximity of the site, nor does information suggest

1 that mining operations have been conducted on or in proximity of the site in  
2 the past. Accordingly, there is no evidence that indicates that the project  
3 site contains any mineral resource that could be of value on a regional or  
4 state level. Therefore, development of the project site will not result in the  
5 loss of availability of valuable mining resources.

6 Loss of Mineral Resources Recovery Site: The Riverside County General  
7 Plan mineral resource policies require that future development in  
8 incorporated areas of the County may not significantly affect known  
9 mineral resources, nor may future mineral resource extraction have any  
10 significant affects on future development. Averting adverse impacts is  
11 realized though adherence to theses policies: by protecting open space-  
12 mineral resource areas from encroachment from incompatible uses using  
13 buffer zones or visual screening, by restricting land uses incompatible  
14 within the impact area of existing or potential surface mining areas, by  
15 restricting development on land designated as Mineral Resource Zone - 2  
16 (MRZ-2), and by requiring all development to adhere to State mining  
17 policies and regulations.

18 According to the California Department of Conservation's Mineral Land  
19 Classification report, the project site is not been designated as a mineral  
20 resource recovery area, known as a "sector" and is not located within an  
21 MRZ-2 designation. In addition, the subject area is not located within a  
22 surface mining area designated by the Riverside County General Plan.  
23 Moreover, the existence of residential neighborhoods immediately to the  
24 west of the site limits possible future mining operations on the site because  
25 of the insufficient buffer. Due to the above reasons and the site's  
26 classification as MRZ-3, impacts to the loss of locally-important mineral  
27 resources will be less than significant.  
28

1 The EIR also analyzed cumulative impacts associated with mineral  
2 resources. The EIR concluded that as construction of new development  
3 continues in the community, greater demand would be placed on mineral  
4 resources, especially sand and gravel. As long as future development  
5 within the County conforms to strict regulations of the California  
6 Department of Conservation Division of Mines and Geology (1987),  
7 impacts on mineral resources will be less than significant. Because the  
8 project site does not contain mineral or energy resources, its development  
9 will not make a significant contribution to cumulatively considerable  
10 regional impacts to mineral resources. Therefore, no mitigation is required.

11 2. Mitigation:

12 None required.

13 J. Noise

14 1. Impacts:

15 Temporary or Periodic Increase in Ambient Noise Level: As addressed in  
16 the EIR, construction and project site preparation will produce a temporary  
17 increase in ambient noise levels in the site area. Noise impacts could occur  
18 from the noise created by the transport of workers and movement of  
19 construction materials to and from the project site or from the noise-  
20 generated onsite during development, ground clearing, excavation, grading,  
21 and construction activities.

22 In order to minimize noise impacts to sensitive receptors proximate to the  
23 site, hours of construction shall be required to comply with those  
24 established in Chapter 9.52 of the Riverside County Development Code.  
25 Those hours are 6 am through 6 pm during the months of June through  
26 September and 7 am through 6 pm during all other months.

27 As also addressed in the EIR, the noise impact analysis study estimates the  
28 maximum construction noise levels to be 81dBA CNEL at the nearest



1 sensitive receptors. Although the construction activity would take place in  
2 accordance with Riverside County noise ordinance requirements for  
3 construction, the study shows the noise increment up to 20 dBA CNEL  
4 above the normal level during certain construction phases. This represents a  
5 potentially significant impact and, hence, (i) Mitigation Measures are  
6 recommended to reduce temporary noise impacts and (ii) with  
7 implementation of the following Mitigation Measures, said noise impacts  
8 will be reduced to a less than significant level.

9 2. Mitigation:

10 MM N-4a: Prior to grading permit issuance, the project applicant shall  
11 submit a Construction Noise Mitigation Plan to the County for review and  
12 approval. The plan shall depict the location of construction equipment and  
13 describe how noise would be mitigated through methods such as, but not  
14 limited to, locating stationary noise-generating equipment (such as pumps  
15 and generators), as far as possible from nearby noise-sensitive receptors.  
16 Where practicable, noise-generating equipment will be shielded from  
17 nearby noise-sensitive receptors by noise-attenuating buffers such as  
18 structures or haul trucks and trailers. Onsite noise sources located less than  
19 200 feet from noise-sensitive receptors will be equipped with noise-  
20 reducing engine housings. Portable acoustic barriers able to attenuate at  
21 least 6 dB will be placed around noise-generating equipment located within  
22 200 feet of residences. Water tanks and equipment storage, staging, and  
23 warm-up areas will be located as far from noise-sensitive receptors as  
24 reasonably possible. The noise attenuation measures identified in the plan  
25 shall be incorporated into the project's mitigation monitoring and reporting  
26 plan (MMRP).

1                    MM N-4b: During construction, all equipment shall utilize noise reduction  
2 features (e.g., mufflers, engine shrouds, etc.) that are no less effective than  
3 those originally installed by the manufacturer.

4                    K.        Population and Housing

5                                    1.        Impacts:

6                                    Induce Substantial Population Growth: The project is commercial and  
7 industrial in nature, including uses such as office business park, industrial  
8 warehouse/distribution, commercial retail, and light-industrial/multi-tenant.  
9 The proposed development does not propose any new housing on- or off  
10 site. Based on estimates from the project's Initial Study, the development is  
11 expected to generate 1,300 jobs, 1,000 full-time and 300 part-time. The  
12 predicted growth of the unincorporated areas in County of Riverside from  
13 2008 to 2010 is 2,088,322 to 2,242,745 residents. Most of the employees  
14 for the operational phase of the project are expected to already reside in the  
15 western Riverside County area or within Riverside County in general.  
16 Assuming, as a worse case scenario, that all employees will come from  
17 outside Riverside County, the expected population influx is insignificant  
18 compared to the predicted population growth from 2008 to 2010. For  
19 example, the estimated influx is approximately two percent of the predicted  
20 growth of the unincorporated areas in County of Riverside from 2008 to  
21 2010 (554,571 to 617,242). The incremental population increase is less  
22 than one percent of the County of Riverside predicted growth from 2008 to  
23 2010.

24                                    As addressed in the EIR, this number of workers will need approximately  
25 422 housing units, given the assumption that all the employees do not  
26 already live in houses and the average household rate is 3.09 persons per  
27 household in unincorporated areas of Riverside. Many of the positions will  
28 be filled with residents of the region so that the induced housing burden will

1 be less than significant. According to Department of Finance data, there are  
2 currently approximately 73,000 vacant houses in the unincorporated regions  
3 of the Riverside County. Thus, sufficient housing opportunities exist, and  
4 implementation of the project will not require the development of additional  
5 housing units. Additionally, the recovery of the western Riverside County  
6 real estate market may result in increased housing opportunities. Therefore,  
7 the project will not result in a significant increase in population and growth.  
8 Development and operation of the project is consistent with growth and  
9 development predictions for the area by the Southern California Association  
10 of Governments. The project does not include the construction of new  
11 homes, major infrastructure or a large-scale employment facility; therefore,  
12 implementation of the project will not affect local-regional or regional  
13 population projections. Additionally, as discussed above, the region's  
14 employment to housing ratio is estimated to be 0.73 for the year 2010, and  
15 the employment opportunities provided by the project will help to improve  
16 the jobs/housing imbalance in this region.

17 Housing Displacement/Replacement Housing: The project would not result  
18 in the displacement of housing because the project site does not have  
19 existing housing units. Moreover, implementation of the project does not  
20 contemplate any off-site development activity that may eliminate or  
21 adversely affect existing housing supplies (or require the development of  
22 replacement housing). Therefore, the project would have no significant  
23 impact on housing.

24 Population Displacement: The project would not result in the displacement  
25 of any individuals because the project site is currently unimproved and  
26 uninhabited. Moreover, implementation of the project does not contemplate  
27 any off-site activities (direct or indirect) that would result in the  
28

1 displacement of existing residents/housing units. Therefore, the project  
2 would have no significant impact vis-à-vis the displacement of people.

3 2. Mitigation:

4 None required.

5 L. Public Services and Recreation

6 1. Impacts:

7 Fire Protection: As addressed in the EIR, the Riverside County Fire  
8 Department (RCFD) maintains three local fire stations in the vicinity of the  
9 project site. These stations are currently staffed with a minimum of at least  
10 a three-person crew, including paramedics. This level of service meets  
11 current demands. In addition, the RCFPMP specifies that development in  
12 the Category 1 – Heavy Urban category must have a fire station within  
13 three miles of the site. The primary station serving the project area is  
14 within three miles of the site. Additionally, the estimated response times  
15 from the three stations meet the Heavy Land Use protection goals of ten-  
16 minute response times.

17 The project would create an incremental increase in the demand for fire  
18 protection and emergency service. “These impacts include an increased  
19 number of emergency and public service calls due to an increased presence  
20 of structures and population” according to the RCFD.

21 According to the RCFD, one new fire station and/or engine company is  
22 recommended for every 3.5 million square feet of commercial/industrial  
23 occupancy. However, the proposed development represents only  
24 approximately 20 percent of the demand for a new fire station (720k sq ft  
25 vs. 3500k sq ft). The project will be required to comply with the County  
26 Ordinance related to the Fire Prevention and to pay the applicable  
27 Development Impact Fee. Therefore, there would be no service deficiency  
28 or significant impact in regards to fire protection given that the project will

1 be required to comply with County Ordinances and pay the applicable  
2 Development Impact Fees; and the project will not have a significant  
3 impact to fire protection.

4 Police Protection: As addressed in the EIR, implementation of the project  
5 would result in an incremental increase in demand for police protection  
6 through increased calls for service and patrols. Police protection is provided  
7 by the Riverside County Sheriff Department (RCSD). According to the  
8 RCSD, the current officer to resident ratio is 1.14 to 1,000, respectively;  
9 however, the County has a goal of 1.4 officers per 1,000 residents.

10 Industrial use does not generate a substantial number of law enforcement  
11 service calls compared to residential uses. In order to maintain adequate  
12 funding for law enforcement facilities, the County has implemented the  
13 Development Impact Fee Program. This fee can be utilized to pay for one-  
14 time capital improvements, such as the need to purchase land and  
15 equipment and/or to construct new facilities, resulting from the  
16 development of projects in the service area.

17 Based on current service levels, the project could generate up to an  
18 additional 2.3 calls for service per day (based on a County-wide average of  
19 1.2 calls per thousand population per day), with approximately two percent  
20 of the calls being priority one calls.

21 The project would provide development impact fees to the County of  
22 Riverside for capital improvements to the RCSD's Department facilities.  
23 These fees, when coupled with contributions by other  
24 developments/project, would be used to fund improvements/construction  
25 and/or purchase land, equipment and facilities. Accordingly, payment of  
26 the impact fees would lower the impact of the project on police protection  
27 to a less than significant level.

1            Schools: The project does not propose land uses that would directly  
2 generate new students for existing schools. However, implementation of  
3 the project could indirectly result in the addition of new students, via new  
4 employment opportunities that could result in new residents moving to the  
5 area. However, consistent with the findings regarding less than significant  
6 impacts on population and housing (see Section K above), the number of  
7 project-related new students, if any, would not be significant.

8            The project site is located within the Moreno Valley Unified School District  
9 service area. In order to reduce the impacts of the project, the County of  
10 Riverside will require the payment of development impact fees.  
11 Additionally, Senate Bill 50 dated August 27, 1998 mandates that school-  
12 related impacts are covered by lawful payment of required school impact  
13 fees. Accordingly, payment of required school impact fee would reduce  
14 any project-related impacts upon schools to a less than significant level.

15            Parks: The Riverside County Regional Park and Open-Space District  
16 manages over 44,000 acres of parks, reserves, and historic or archaeological  
17 sites within Riverside County. As identified in the EIR, implementation of  
18 the project would result in an indirect incremental increase in park services'  
19 demand, most likely through increased population and employees in the  
20 area. This increase is not expected to be substantial given the industrial  
21 uses of the project.

22            Furthermore, the County collects a Regional Parks Fee as part of the  
23 development's impact fees. The Regional Parks Fee is used for one-time  
24 capital improvements to reduce the impact of development on the existing  
25 level of service benefit fee, currently, is \$942 dollars per industrial acre.  
26 Therefore, the payment of the required park impact fee would reduce any  
27 project-related impacts upon parks to a less than significant level.  
28

1                   Trails: No trails run through the project site. The closest trail to the project  
2 area is approximately one mile away. Implementation of the project could  
3 result in an indirect incremental increase in trail service demand via off-  
4 duty employee use and possibly induced population growth. However,  
5 consistent with the Board of Supervisors's prior findings relative to housing  
6 and population growth, any increase in trail service demand due to  
7 implementation of the project would most likely be insubstantial due to the  
8 industrial nature of the project and the fact that many employees would  
9 already be residents of the region. Furthermore, the County collects  
10 development impact fees in order to reduce the impact of projects on public  
11 services, such as trail systems. The Regional Multipurpose Trails Fee is  
12 currently \$528 per acre of industrial development. Therefore, the payment  
13 of the required Regional Multipurpose Trails Fee would reduce project  
14 related impact upon trails to a less than significant level.

15                   Other Public Facilities: The project is comprised entirely of various  
16 industrial uses and no residential uses. Thus, as previously discussed, there  
17 will be no significant population impact as a result of implementation of the  
18 project. The addition of the employment opportunities on the site may  
19 cause some population influx into the region. This increase is not expected  
20 to be substantial, and, as identified in the EIR, new demands on public or  
21 civic facilities are not anticipated to occur. For example, increased demand  
22 on library services and health services and civic services are unlikely to be  
23 significant due to the commercial/industrial nature of the project.

24                   Furthermore, the County collects a Public Facilities Fee as part of the  
25 development impact fees required for new developments. The Public  
26 Facilities Fee (when combined with collections from other  
27 projects/developers) would be used to pay for one-time capital  
28 improvements and other necessary improvements resulting from the

1 development of the project. The fee for industrial development is currently  
2 \$2,112 per acre. The payment of this fee would mitigate any project-related  
3 impacts to other public facilities to a less than significant level.

4 2. Mitigation:

5 None required.

6 M. Transportation/Traffic

7 1. Impacts:

8 Traffic Increase and Level of Standards: According to the Traffic Impact  
9 Analysis prepared in relation to the project (see EIR Appendix I), three (3)  
10 study area intersections are projected to experience substantial traffic  
11 increase, which will deteriorate the Level of Service (LOS) to unacceptable  
12 levels as a result of adding project traffic to existing traffic plus ambient  
13 growth:

- 14 • Trautwein Road (NS) at Alessandro Boulevard (EW);
- 15 • San Gorgonio Drive/Brown Street (NS) at Alessandro Boulevard (EW);
- 16 and
- 17 • I-215 Freeway NB Ramps (NS) at Alessandro Boulevard (EW).

18 Therefore, project-related impacts due to increased traffic are potentially  
19 significant without appropriate Mitigation Measures. Consistent with the  
20 EIR and Traffic Impact Analysis, all project-related impacts on existing  
21 LOS deficiencies will be reduced to a level of insignificance upon the  
22 project's compliance with the following Mitigation Measures:

23 2. Mitigation:

24 MM T-1a: Prior to building permit issuance, the applicant shall be  
25 responsible for the following improvements:

26 The intersection of the project Access (NS) at Alessandro Boulevard (EW)  
27 shall provide the following geometrics:

28 NB: One right turn lane – stop control.



1 SB: N/A

2 EB: Two through lanes, one shared through/right turn lane.

3 WB: Three through lanes.

4 The intersection of the San Gorgonio Drive/Brown Street (NS) at  
5 Alessandro Boulevard (EW) shall provide the following geometrics:

6 NB: One left turn lane, one through lane, one right turn lane with  
7 overlap.

8 SB: One left turn lane, one shared through/right turn lane.

9 EB: One left turn lane, one striped out for a future left turn lane, two  
10 through lanes, one shared through/right turn lane.

11 WB: Two left turn lanes, three through lanes, one right turn lane.

12 Prior to building permit issuance, the applicant shall pay applicable TUMF  
13 fees as mitigation for impacts at the following intersections:

14 Trautwein Road (NS) and Alessandro Boulevard (EW):

- 15 • Construct an additional northbound left turn lane.

16 I-215 Northbound Ramps (NS) and Alessandro Boulevard (EW):

- 17 • Restripe existing shared left turn/right turn lane to an exclusive left  
18 turn lane.

19 MM T-1b: Prior to building permit issuance, the applicant shall dedicate 50-  
20 foot half-width secondary right-of-way along the project frontage of Brown  
21 Street from Alessandro Boulevard to the southern project boundary. The  
22 applicant shall construct the Brown Street approach to Alessandro  
23 Boulevard to its full secondary intersection cross-section width. Prior to  
24 building permit issuance, the applicant shall construct Brown Street from  
25 south of Alessandro Boulevard intersection improvements to the southern  
26 boundary of the project as a half-section width as an industrial collector  
27 plus a painted median and a northbound travel lane including landscaping  
28 and parkway improvements in conjunction with development. The

1 applicant shall make an appropriate transition from the secondary  
2 cross-section at the Alessandro Boulevard intersection improvements to the  
3 industrial collector cross-section.

4 MM T-1c: Prior to building permit issuance, the developer shall construct  
5 Alessandro Boulevard from the west project boundary to San Gorgonio  
6 Drive/Brown Street at its ultimate half-section width as an urban arterial  
7 (152 foot right-of-way) including landscaping and parkway improvements  
8 in conjunction with development.

9 MM T-1d: Prior to final building inspection, the developer shall provide  
10 sufficient on-site parking to meet the County of Riverside parking code  
11 requirements.

12 MM T-1e: Prior to grading permit issuance, the developer shall provide  
13 construction plans for road sight distance at the project access. Plans shall  
14 be reviewed by the County, with respect to California Department of  
15 Transportation/County of Riverside standards in conjunction with the  
16 preparation of final grading, landscaping, and street improvement plans.  
17 The developer shall provide evidence to the County that construction plans  
18 were reviewed and approved.

19 MM T-1f: Prior to final building inspection, the developer shall implement  
20 on-site traffic signing and striping in conjunction with detailed construction  
21 plans for the project.

22 MM T-1g: Prior to building permit issuance, the developer shall participate  
23 in the phased construction of off-site traffic signals within the study area  
24 through payment of traffic signal mitigation fees on a per square foot basis.  
25 The traffic signals within the study area at buildout should specifically  
26 include an interconnect of the traffic signals to function in a coordinated  
27 system.

28 N. Utilities

1                   1.     Impacts:

2                   Wastewater Treatment: The Santa Ana Regional Water Quality Control  
3                   Planning Director has authority over the region in which the project site is  
4                   located. The project will be required to submit a NPDES permit due to its  
5                   industrial uses to the Santa Ana RWQCB. A Water Supply Assessment has  
6                   also been prepared for the project due to the project's exceeding the  
7                   250,000 commercial square footage limits for California Water Code  
8                   Sections 10910 through 10915. As addressed in the EIR, the project's  
9                   industrial uses could involve activities that could discharge wastes into the  
10                  sewer system that may have potential to impact wastewater treatment  
11                  facilities. However, as further addressed in the EIR, the development and  
12                  operation of the project are not anticipated to include activities that would  
13                  exceed the wastewater treatment requirements/permits of the Santa Ana  
14                  RWQCB.

15                  By virtue of the requirement that the project must comply with all  
16                  applicable water quality regulations, the project-related impacts to  
17                  wastewater treatment facilities and operations will be less than significant.

18                  Wastewater Treatment Facilities: The project applicant received a "will-  
19                  serve" letter for sewer service from the Western Municipal Water District  
20                  (May 20, 2009), which maintains service lines in Alessandro Boulevard in  
21                  the vicinity of the project site (see Appendix C of the FEIR). The Western  
22                  Municipal Water District will-serve letter states the District's ability to  
23                  serve the project-related wastewater needs. Therefore, the project's impacts  
24                  to wastewater treatment will be less than significant.

25                  Stormwater Drainage Facilities: Development of the project will result in  
26                  an incremental increase in stormwater. As discussed in the EIR, infiltration  
27                  of the presently undeveloped site will be decreased by the construction of  
28                  the project, which will be covered by 60 percent of impervious surfaces.

1 The project design will accommodate this increase in stormwater with the  
2 implementation of three on-site detention basins and without the need for  
3 expansion of off-site drainage facilities. The hydrology study for the  
4 project (see EIR Appendix G) indicates that the post-construction drainage  
5 system will adequately control the incremental increase of stormwater flow  
6 from developing the site. In addition, new developments within the Santa  
7 Ana Watershed region must mitigate their post construction water quality  
8 impacts by complying with Section 6 of the Drainage Area Management  
9 Plan (DAMP). The project may also require coverage under the SWRCB  
10 NPDES permit General Permit for Storm Water Discharges Associated  
11 with Construction Activity (Construction Activity General Permit), given  
12 that the project will disturb more than one acre of land. Therefore, projects  
13 impacts to stormwater drainage treatment will be less than significant.

14 Water Supplies: Based upon the analysis presented in the water supply  
15 assessment and within WMWD's Urban Water Management Plan, WMWD  
16 has sufficient water supplies to meet its current and projected water  
17 demands including those of the project, over the next 20 years. The  
18 project's estimated annual demand of 96 acre-feet falls within the available  
19 and projected water supplies available for normal, single-dry and multiple-  
20 dry years through the year 2030. In addition, WMWD along with  
21 Metropolitan Water District of Southern California (MWD), wholesale  
22 supplier and neighboring water agencies, identified a number of projects  
23 that, combined with MWD efforts, will ensure reliable long-term water  
24 supplies for the existing and future demands.

25 Therefore, no capital improvements on the existing water supply  
26 infrastructure are required and, thus, therefore (i) sufficient water supplies  
27 exist to meet the demands of the project and other existing and projected  
28

1 development and (ii), project-related impacts to water supply will be less  
2 than significant.

3 Wastewater Treatment Capacity: As addressed in the EIR, existing  
4 wastewater treatment capacity is sufficient for the project as well as other  
5 existing and contemplated projects. project implementation will not  
6 necessitate the construction of a new wastewater treatment facility. (See  
7 findings regarding Wastewater Treatment Facilities on page 35 above).  
8 Thus, the project-related impacts to wastewater treatment capacity will be  
9 less than significant.

10 Landfill Capacity and Lawful Disposal of Solid Waste: Implementation of  
11 the project will result in an incremental increase in the demand for solid  
12 waste disposal. As identified in the EIR, the project's solid waste would be  
13 transported to the Moreno Valley Transfer Station, and then to El Sobrante  
14 Landfill, which is operated by the County of Riverside Waste Management  
15 Department. According to correspondence with the Department, the total  
16 capacity of the landfill is 109 million tons, and the existing remaining  
17 capacity is approximately 36.5 million tons of solid waste. Thus, the  
18 landfill is currently 66.5 percent to capacity, and closure is expected to  
19 occur approximately in the year 2031. As previously discussed,  
20 development of the project is consistent with the General Plan land use  
21 category of Light Industrial (LI). Whereas the landfill capacity plan (i)  
22 anticipates full build-out of the General Plan (ii) allows for daily disposal of  
23 4,000 tons per day and (iii) currently accepts/receives only 10,000 tons of  
24 solid waste per day (tpd), Therefore, the implementation of the project will  
25 not have a significant impact on the capacity or operation of the El Sobrante  
26 Landfill.

27 Solid waste collection and transport will be provided by Waste  
28 Management, Inc. Based on mandated California Integrated Waste

1 Management Planning Director requirements, the County of Riverside  
2 Waste Management Department has ordinances regulating solid waste  
3 disposal. The project will be required to abide by all federal, state, and  
4 local statutes and regulations regarding solid waste. The project does not  
5 contemplate or anticipate any activities/uses that would exceed or otherwise  
6 require special consideration in relation to compliance with relevant solid  
7 waste handling/disposal statutes and regulations. Accordingly, the project-  
8 related impacts upon solid waste disposal will be less than significant.

9 2. Mitigation:

10 None required.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts  
12 potentially resulting from the implementation of the Plot Plan 22925 cannot be fully mitigated and will be  
13 only partially avoided or lessened by the Mitigation Measures hereinafter specified; therefore, the County  
14 makes the finding set forth in CEQA Section 21081(a)(1) that: Changes or alterations have been required  
15 in, or incorporated into, the project, which mitigate or avoid the significant effects on the environment and  
16 as required by CEQA Section 21081(b), the County finds that for each of the significant impacts which  
17 are subject to a finding under Section 21081, that specific overriding economic, legal, social,  
18 technological, or other benefits of the project outweigh the significant effects on the environment, and  
19 adopts the statement of overriding considerations as outlined in CEQA Guidelines Section 15093 as set  
20 forth herein:

21 A. Air Quality - Project

22 1. Impacts:

23 As addressed in the EIR, the project's construction and operation emissions  
24 are projected to exceed Southern California Air Quality Management  
25 District's (SCAQMD) (i) volatile organic compound (VOC) threshold  
26 during construction activities and (ii) regional emission significance  
27 thresholds for VOC, Nitrogen Oxides (NOx), Carbon Monoxide (CO), and  
28 Particulate Matter-10 (PM10) during operations. Moreover, the emissions

1 of PM10, and PM2.5 during construction are projected to exceed  
2 SCAQMD's localized significance thresholds. Accordingly, development  
3 and operation of the project may result in significant health impacts on  
4 sensitive receptors from exposure to the identified pollutants.

5 In order to offset and reduce potential air quality impacts associated with  
6 project development and operation, the following Mitigation Measures are  
7 both appropriate and necessary:

8 2. Mitigation:

9 MM-AQ-1a All diesel-powered construction equipment in use in excess  
10 of 50 horsepower shall require emission control equipment with a minimum  
11 of Tier II diesel particulate filter emission controls resulting in a minimum  
12 of 50 percent particulate matter control.

13 MM-AQ-1b Construction equipment will be properly maintained at an  
14 offsite location; maintenance shall include proper tuning and timing of  
15 engines. Equipment maintenance records and equipment design  
16 specification data sheets shall be kept on-site during construction.

17 MM AQ-1c: As a matter of law, all construction equipment, whether or  
18 not it is used for this project, is required to meet State of California  
19 Emissions requirements which are administered by the California ARB.  
20 Specifically, all off-road diesel-fueled vehicles will comply with Sections  
21 2449, 2449.1, 2449.2 and 2449.3 in Title 13, Article 4.8, Chapter 9, CCR.  
22 The developer shall require all contractors to turn off all construction  
23 equipment and delivery vehicles when not in use or to limit equipment  
24 idling to less than 5 minutes.

25 MM AQ-1d: Prior to project construction, the project proponent will  
26 provide a traffic control plan that will require:

- 27 • Construction parking to be configured such that traffic interference  
28 is minimized;

- Dedicated turn lanes for movement of construction trucks and equipment on and offsite;
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable;
- Reroute construction trucks away from congested streets or sensitive receptor areas, and
- Improve traffic flow by temporary signal synchronization if possible.

MM-AQ-1e The developer shall use low VOC-content paints and require painting to be applied using either high volume low-pressure (HVLP) spray equipment or by hand application.

MM-AQ-1f Grading activities shall be limited to no more than 5 acres per day of disturbed area.

MM-AQ-1g Prior to the issuance of a grading permit, the developer will provide documentation to the County indicating that workers will carpool to the greatest extent practical. Workers will be informed in writing and a letter placed on file at the County documenting the extent of carpooling anticipated.

MM-AQ-1h Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.

MM-AQ-1i All dock and delivery areas shall be posted with signs informing truck drivers of the CARB regulations including the following:

- a) Truck drivers shall turn off engines when not in use; and
- b) All diesel delivery trucks servicing the project shall not idle for more than 5 minutes per truck trip per day.

MM-AQ-1j To encourage alternate forms of transportation, which reduces vehicle trips, the following shall be implemented:



- Public transit information shall be provided to building occupants and customers.
- A Transportation Management Association (TMA) shall be established. The TMA will encourage and coordinate carpooling. The TMA will advertise its services to the building occupants. The TMA shall provide documentation to encourage alternate and/or compressed work schedules.
- Preferential parking for carpoolers and vanpools shall be designated on the site plan.
- The TMA shall conduct surveys of the employees once per year to determine if a shuttle to/from public transit or main residential areas would be feasible.

MM-AQ-1k As described in the LEED for New Construction, Version 2.2 Rating System, the project shall comply with the following activities and as consistent with County requirements. Documentation of compliance with this measure shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s), and approval of features shall be confirmed by the County Building Official prior to certificate of occupancy.

- i) Sustainable Sites (SS) Credit 4.2 - Provide secure bicycle racks and/or storage for 5 percent or more of all office building employees.
- ii) SS Credit 7.1 - Place a minimum of 25 parking spaces under cover - Any roof used to shade or cover parking must have an SRI of at least 29.
- iii) SS Credit 7.2 - Use roofing materials having a SRI equal to or greater than 78 for a minimum of 75 percent of the roof surface.

1 MM-AQ-1l Documentation of compliance with the following measures  
2 shall be provided to the Riverside County Planning Department and  
3 Building Official for review and approval prior to issuance of building  
4 permit(s), and approval of features shall be confirmed by the County  
5 Building Official prior to certificate of occupancy.

6 i) The project shall install solar water heating for the office  
7 buildings to the extent practical, as determined by the  
8 County. The project shall recycle construction debris to the  
9 extent practical, consistent with County  
10 requirements/programs.

11 ii) The project shall provide material recycling including, but  
12 not limited to, mixed paper and cardboard, consistent with  
13 County programs/requirements.

14 iii) The project shall allow natural lighting to the extent practical  
15 to help reduce or minimize the use of internal electrical  
16 illumination.

17 MM-AQ-1m: project proponent shall designate a person(s) to act as a  
18 community liaison concerning issues related to PM10 fugitive dust.

19 MM-AQ-1n: Street sweeping shall be accomplished as needed to remove  
20 soil transport to adjacent areas; sweeping shall require use of equipment  
21 certified under SCAQMD Rule 1186.1.

22 3. Significance of Impacts Following Mitigation Measures:

23 The implementation of Mitigation Measures MM-AQ-1a through MM-AQ-  
24 1n will reduce air quality impacts created by the project. However,  
25 implementation of the identified Mitigation Measures will not completely  
26 eliminate or reduce the anticipated air quality impacts to a less than  
27 significant level; moreover, no additional Mitigation Measures are feasible  
28 which would allow for complete elimination of air quality impacts.

1                   Consequently, the project's potential impacts upon air quality are  
2                   considered significant and unavoidable. See Statement of Overriding  
3                   Considerations in pages 63 to 65, below.

4           B.     Climate Change

5                   1.     Impacts:

6                   The project will emit greenhouse gases that could influence California's  
7                   ability to meet the reduction targets in AB 32. Additionally, because the  
8                   targets for the year 2050 in S-3-05 are more stringent than the mandatory  
9                   requirements to reduce emissions in AB 32, the project may also influence  
10                  the reduction targets in S-3-05. The mitigated operational emissions are  
11                  shown in MM AQ-1a through AQ-1n.

12                  The project's projected operational emissions with mitigation are 22,339  
13                  MTCO<sub>2e</sub> per year, or 0.02 million metric tons of carbon dioxide  
14                  (MMTCO<sub>2e</sub>) per year. Business as usual emissions at the year 2020 is  
15                  projected to be 600 MMTCO<sub>2e</sub>. 1990 emissions were estimated to be 427  
16                  MMTCO<sub>2e</sub>. Therefore, project emissions are approximately 0.005 percent  
17                  of 1990 emissions and 0.003 percent of 2020 business as usual emissions.  
18                  The emissions target linearly extrapolated to the year 2030 would be a 27  
19                  percent reduction from 1990 levels, or 312 MMTCO<sub>2e</sub>. Project emissions  
20                  are approximately 0.006 of the extrapolated 2030 target. Mitigation and  
21                  project design features decrease operational emissions by approximately 3  
22                  percent.

23                  2.     Mitigation:

24                  In order to offset and reduce potential climate change impacts associated  
25                  with implementation of the project, the Mitigation Measures identified for  
26                  air quality (MM-AQ-1a through MM-AQ-1n) are both appropriate and  
27                  necessary.

28                  2.     Significance of Impacts Following Mitigation Measures:

1 The Board of Supervisors finds that implementation of Mitigation Measures  
2 MM-AQ-1a through MM-AQ-1n will reduce climate change impacts  
3 created by the project. However, implementation of the identified  
4 Mitigation Measures will not completely eliminate or reduce the anticipated  
5 climate change impacts to a less than significant level; moreover, no  
6 additional Mitigation Measures are feasible which would allow for  
7 complete elimination of climate change impacts. Consequently, the  
8 project's potential impacts upon climate change are considered significant  
9 and unavoidable. See Statement of Overriding Considerations in pages 63 to  
10 65, below.

11 C. Air Quality - Cumulative

12 1. Impacts:

13 The analysis area for evaluation of cumulative impacts to air quality  
14 includes the South Coast Air Basin (SCAB), which is identical to the  
15 boundaries of the SCAQMD. The Basin includes the counties of Orange,  
16 Los Angeles, Imperial, Ventura, Riverside and San Bernardino. The project  
17 is located in a nonattainment air basin for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>. The  
18 project-specific evaluation demonstrated that the project is likely/projected  
19 to exceed the SCAQMD's regional emission significance threshold for  
20 Volatile Organic Compound (VOCs) during construction and the  
21 SCAQMD's regional emission significance thresholds for VOC, NO<sub>x</sub>, CO,  
22 and PM<sub>10</sub> during project operations.

23 Ozone is a secondary pollutant (it is not emitted directly but formed by  
24 chemical reactions in the air) and can be formed miles downwind of a  
25 project site. project emissions of VOC and NO<sub>x</sub> may contribute to the  
26 background concentration of ozone and cumulatively cause health effects.  
27 Health effects vary based on many different factors, such as exposure time,  
28 the health status of the individual, and the concentration of the pollutant.

1 Health impacts could include the following: (a) Pulmonary function  
2 decrements and localized lung edema in humans and animals; (b) Risk to  
3 public health implied by alterations in pulmonary morphology and host  
4 defense in animals; (c) Increased mortality risk; (d) Risk to public health  
5 implied by altered connective tissue metabolism and altered pulmonary  
6 morphology in animals after long-term exposures and pulmonary function  
7 decrements in chronically exposed humans. Short-term exposure can result  
8 in breathing pattern changes, reduction of breathing capacity, increased  
9 susceptibility to infections, inflammation of the lung tissue, and some  
10 immune changes (SCAQMD 2003 AQMP). Children who live in high  
11 ozone communities and who participate in multiple sports have been  
12 observed to have a higher asthma risk. This is a significant cumulative  
13 health impact associated with ground-level ozone concentrations.

14 Additionally, during operation, the project could result in a significant  
15 cumulative contribution to PM10. Sensitive individuals may experience  
16 health impacts when concentrations of those pollutants exceed the ambient  
17 air quality standards. Health impacts from particulate matter may include  
18 the following: (a) exacerbation of symptoms in sensitive patients with  
19 respiratory or cardiovascular disease; (b) declines in pulmonary function  
20 growth in children; (c) and/or increased risk of premature death from heart  
21 or lung diseases in the elderly.

22 Furthermore, the County of Riverside General Plan states that short-term  
23 and long-term "construction of the proposed General Plan build out is  
24 expected to exceed the established daily emissions thresholds, even after  
25 implementation of the proposed General Plan policies and all feasible  
26 Mitigation Measures."

27 2. Mitigation:  
28

1 In order to offset and reduce potential cumulative air quality impacts  
2 associated with implementation of the project, the Mitigation Measures  
3 identified for air quality (MM-AQ-1a through MM-AQ-1n) are both  
4 appropriate and necessary.

5 3. Significance of Impacts Following Mitigation Measures:

6 The implementation of Mitigation Measures MM-AQ-1a through MM-AQ-  
7 1n will reduce cumulative air quality impacts created by the project.  
8 However, implementation of the identified Mitigation Measures will not  
9 completely eliminate or reduce the anticipated air quality impacts to a less  
10 than significant level; moreover, no additional Mitigation Measures are  
11 feasible which would allow for complete elimination of cumulative air  
12 quality impacts. Consequently, the project's potential cumulative impacts  
13 upon air quality are considered significant and unavoidable. See Statement  
14 of Overriding Considerations located on pages 63 to 65, below.

15 D. Transportation - Cumulative

16 1. Impacts:

17 To account for area wide growth on roadways, traffic volumes for the  
18 project study area were calculated based on a 2.0 percent annual growth rate  
19 of existing traffic volumes over a two (2) year period. According to  
20 Kunzman Associates (KA 2007) (see EIR Appendix I), traffic anticipated to  
21 be generated by the Plot Plan 22925 as well as Tract 32180 will total  
22 approximately 4,324 trips per day. This anticipated traffic, when coupled  
23 with vehicle trips likely to be generated by other projects within the study  
24 area, could cumulatively contribute to impacts on transportation and  
25 circulation.

26 As addressed in the EIR, certain intersections are projected to operate at an  
27 acceptable Level of Service (LOS) during the peak hours for existing plus  
28 ambient growth plus project plus cumulative traffic conditions; however,

1 other intersections are projected to operate at unacceptable LOS during the  
2 peak hours (on a cumulative basis):

- 3 • Trautwein Road (NS) at Alessandro Boulevard (EW);
- 4 • San Gorgonio Drive/Brown Street (NS) at Alessandro Boulevard  
5 (EW); and
- 6 • I-215 Freeway NB Ramps (NS) at Alessandro Boulevard (EW).

7 2. Mitigation:

8 In order to offset and reduce potential cumulative traffic impacts, Mitigation  
9 Measures MM T-1a through MM T-1g are appropriate and necessary.

10 3. Significance of Impacts Following Mitigation Measures:

11 With Mitigation Measures MM T-1a through MM T-1g, the project (in  
12 combination with additional development) intersections would operate at  
13 acceptable LOS during the peak hours for existing plus ambient growth plus  
14 project plus cumulative traffic conditions, with the proposed improvements.  
15 However, according to the County of Riverside General Plan, there are  
16 main arterial roads and freeways within western Riverside County.  
17 Consequently, development and growth of the western Riverside area can  
18 cause an increase in vehicular traffic and can lead to significant impacts  
19 upon the transportation and circulation systems/elements. Implementation  
20 of identified Mitigation Measures will not completely eliminate or reduce  
21 the anticipated cumulative transportation impacts to a less than significant  
22 level; moreover, no additional Mitigation Measures are feasible which  
23 would allow for complete elimination of cumulative transportation impacts.  
24 Consequently, the project's potential impacts upon cumulative  
25 transportation are considered significant and unavoidable. See Statement of  
26 Overriding Considerations on pages 63 to 65.

27 E. Utilities - Cumulative

28 1. Impacts:

1 As addressed in the EIR, several public and private water purveyors and  
2 suppliers serve Western Riverside County. Continued growth will require  
3 expansion of existing water systems and additional hook-ups. There should  
4 be no significant short-term impacts as long as water lines are extended as  
5 needed. However, there may be significant cumulative impacts if more  
6 groundwater is removed than can be sustained by the local aquifers.

7 A. Water: Currently, WMWD provides supplemental water to the  
8 County of Riverside including the project site and unincorporated  
9 areas of March Air Reserve Base. WMWD currently distributes 34  
10 billion gallons of water to roughly 24,000 retail and 8 wholesale  
11 customers within its service area. Approximately one-fifth of the  
12 WMWD water comes from the Metropolitan Water District of  
13 Southern California. The rest of the imported water comes from the  
14 State Water project, which transports water from Northern  
15 California via the California Aqueduct. The WMWD also imports a  
16 very small quantity of water from the San Bernardino basin and has  
17 several wells for pumping groundwater in its Murrieta Division. If  
18 current consumption patterns continue, the region's population  
19 could consume almost 3 billion gallons of water per day by 2020.  
20 Over the long-term, the County and the region will have to increase  
21 dependence on imported water to prevent over-drafting of local  
22 sources. This shift will make the area more dependent on non-local  
23 water, which in turn could require more water facilities to be built,  
24 with additional environmental impacts.

25 New growth will undoubtedly require more dependence on imported  
26 water. Cumulative impacts would occur through the loss of area  
27 available for aquifer recharge, continued gaps between the amount  
28 of water available and the amount of water required, and potential



1 deterioration of water quality. Riverside County is comprised of  
2 large portions of undeveloped open land, some of which serves as  
3 aquifer recharge areas. As Riverside County grows and parcels of  
4 land are developed, the demand for water resources will continue to  
5 grow. This growth will directly and/or indirectly result in both the  
6 loss of groundwater recharge areas and increase the cumulative  
7 demand on water resources. Therefore, although the project will  
8 incrementally diminish vacant land and place a small burden on  
9 current and future water supplies, development of the Riverside  
10 County's General Plan will have a significant impact on water  
11 supplies and will be cumulatively considerable.

12 B. Other Utilities: According to the County of Riverside General  
13 Plan, future growth in the County may potentially have a cumulative  
14 impact to energy resources. "Future growth anticipated with build-  
15 out of the General Plan would include new development that will  
16 increase the demand for natural gas and electricity and substantially  
17 contribute to a significant cumulative impact on the availability of  
18 both."

19 The project has been designed to be energy efficient and to move  
20 jobs closer to residential areas, such that impacts are lessened;  
21 however, no additional Mitigation Measures are feasible which  
22 would allow for complete elimination of cumulative utility impacts;  
23 accordingly, cumulative impacts must be considered significant and  
24 unavoidable (see Statement of Overriding Considerations on pages  
25 63 to 65, below).

- 26 2. Mitigation:  
27 None required.  
28

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following  
2 alternatives identified in EIR No. 510 in light of the environmental impacts which cannot be avoided or  
3 substantially lessened and has rejected those alternatives as infeasible for the reasons hereinafter stated:

4           This EIR has identified the following significant unavoidable impacts of the project:

- 5           • Construction air emissions;
- 6           • Operational air emissions;
- 7           • Cumulative air emissions;
- 8           • Inconsistency with the Air Quality Management Plan;
- 9           • Greenhouse gas emissions;
- 10          • Exceed PM10 and PM2.5 localized significance threshold;
- 11          • Expose sensitive receptors to substantial pollutant concentrations;
- 12          • Cumulative traffic: and
- 13          • Cumulative water supply.

14          The project alternatives addressed in the EIR focused upon options that could reduce or  
15 otherwise eliminate these impacts, while simultaneously addressing the potential of each  
16 alternative to meet the stated project objectives.

17          The following are the development objectives for the Plot Plan 22925 project to serve as  
18 the basis for considering the associated environmental impacts.

- 19          1. Develop a vacant and underutilized lot in a unique and innovative way in order to  
20 spur economic development and employment opportunity in the area.
- 21          2. Provide a light-scale industrial and commercial project in the western portion of the  
22 County that would provide opportunities for a range of employment with transportation of  
23 goods and services.
- 24          3. Create a cohesive identity for the project site, and provide a consistent project  
25 theme, development standards and design guidelines that allow design flexibility to  
26 respond to market needs under the County's General Plan zone designation of Light  
27 Industrial (LI).

1 4. Provide a reasonable transition of land use from existing residential development  
2 on the west to planned industrial and business park uses on the east.

3 5. Be consistent with and implement the policies and goals of the County's General  
4 Plan, Development Code and development guidelines and policies.

5 6. Design and landscape the project to create an aesthetically pleasing industrial and  
6 commercial center.

7 A. No Project – No Development Alternative

8 1. Description:

9 Under the No project-No Development Alternative, the Project would not  
10 be developed and the site would remain in its undeveloped condition.

11 2. Impact Analysis:

12 Aesthetics, Light, and Glare:

13 This alternative would allow the site to remain in its undeveloped condition.  
14 Therefore, this alternative would have reduced impacts on aesthetics, light,  
15 and glare compared to the project.

16 Agriculture and Mineral Resources:

17 The site would remain vacant so there would be no impacts related to these  
18 resources.

19 Air Quality:

20 This alternative would result in no development on the site, so there would  
21 be no air quality impacts from construction or from vehicle trip generation.

22 Biological Resources:

23 This alternative would leave the site in its vacant condition, which would  
24 eliminate impacts to biological resources that would result from removing  
25 the riparian/riverine habitat that support breeding of avian species.

26 Cultural Resources:

27 This alternative would leave the site vacant so there would be no impacts on  
28 cultural resources.



1 intersections would continue to operate at deficient level of service (LOS)  
2 standards (i.e., LOS D or above).

3 Utility Systems:

4 This alternative would result in no increase in the consumption of water or  
5 energy resources, or the additional production of wastewater or solid waste,  
6 so there would be no potential impacts to existing or planned utility  
7 systems.

8 Climate Change:

9 Under this alternative, the site would remain vacant and undeveloped, so  
10 there would be no impact on climate change.

11 3. Conclusion

12 The No Project – No Development Alternative would eliminate all  
13 significant air quality impacts and the cumulative traffic and water impacts  
14 relative to construction and operation of the project. However, the 5-gallon  
15 containers with oily substance would remain onsite and would not be  
16 remediated. Additionally, the No Project Alternative would let the site  
17 remain in its vacant condition, which is not consistent with current land use  
18 and zoning under the County's General Plan or the local and regional  
19 projections. This alternative would also eliminate all impact fees paid by the  
20 project, including fire, police and parkland as well as improvements to  
21 current intersection above LOS significant thresholds (LOS D or above).  
22 Moreover, this alternative does not achieve any of the six (6) objectives or  
23 goals of the project, including employment opportunity in the area  
24 (approximately 1,000 full-time and 300 part-time employees). See page 50,  
25 above, for the project's objectives.

26 B. Reduced Density Alternative

27 1. Description:

28 To reduce air quality impacts, this alternative would eliminate  
approximately 360,000 square feet of warehouse, distribution, office, and  
retail building space, resulting in a total development of approximately  
359,000 square feet of uses similar in proportion and distribution. This

1 alternative would eliminate approximately half the buildings under the  
2 project. The road system would be similar to that of the project; however,  
3 there would be additional open space between the buildings.

4 2. Impact Analysis:

5 Aesthetics, Light, and Glare:

6 This alternative would produce view, light, and glare impacts similar to that  
7 of the project except that nighttime lighting for this alternative would be  
8 minimally reduced, and would have similarly reduced glare due to fewer  
9 structures and less square footage in need of lighting. The EIR found  
10 aesthetics, light, and glare to be less than significant for the project. The  
11 potential impacts for reduced density alternative will be reduced compared  
12 to the project. The overall impacts between this alternative and the project  
13 are ultimately less than significant.

14 Agriculture and Mineral Resources:

15 Under this alternative, the site would be developed so there would be  
16 similar impacts related to these resources as compared with the project.  
17 However, the EIR concluded that the impacts of the project would be less  
18 than significant due to the underlying soil conditions of the site. Therefore,  
19 impacts to agriculture and mineral resources would remain less than  
20 significant between the Reduced Density Alternative and the project.

21 Air Quality:

22 This alternative would reduce operational emission impacts to less than  
23 significant levels if half the warehouse, distribution, office, and retail  
24 buildings were eliminated. See Table 1 below for emission estimate  
25 comparisons.

26 **Table 1: Regional Operational Emissions – Reduced Density Alternative**

Source	Emissions (pounds/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Project						
Grand Total	60.1	102.9	619.5	0.0	96.1	19.8
Regional Threshold	55	55	550	150	150	55
Significant Impact?	Yes	Yes	Yes	No	No	No

Source	Emissions (pounds/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Reduced Density Alternative						
Grand Total	38.84	52.52	384.13	0.35	56.57	11.43
Regional Threshold	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Source: URBEMIS output in Appendix B of the EIR.						

As shown in Table 1, the Reduced Density Alternative would have a less than significant impact on air quality, compared to the project, in the context of ROG, NO<sub>x</sub> and CO.

Biological Resources:

This alternative would disturb an amount of land similar to the project, and would have impacts to biological resources similar to those of the project. However, the EIR concluded impacts to biological resources could be reduced to less than significant levels through the implementation of recommended mitigation. Therefore, impacts to biological resources from the Reduced Density Alternative would also likely be mitigated to a less than significant level, similar to the project.

Cultural Resources:

This alternative would have similar impacts on cultural resources compared to those of the project, due to the fact a similar area would be proposed for development. Furthermore, the EIR identifies potential impacts to cultural resources and recommends mitigation to reduce those impacts to less than significant levels. Therefore, impacts to cultural resources from the alternative would be similar to those of the project.

Geology, Soils, and Seismicity:

The Reduced Density Alternative would allow approximately 359,000 square feet of warehouse, distribution, office, and retail uses, and would ultimately allow fewer employees on the project site compared to the project. Accordingly, risks related to geology, soils, and seismicity toward people (i.e. employees) would be reduced as compared with the project. However, the EIR concluded that the impacts of the project vis-à-vis geology, soils and seismicity would be less than significant through the

1 implementation of recommended mitigation. Therefore, impacts to  
2 geology, soils, and seismicity would remain less than significant between  
3 the Reduced Density Alternative and the project.

4 Hazards and Hazardous Materials:

5 The proposed Reduced Density Alternative would allow approximately  
6 359,000 square feet of warehouse, distribution, office, and retail uses, and  
7 will ultimately allow fewer employees on the project site as compared to the  
8 project. Risks related to existing hazards, hazardous materials, flooding,  
9 etc. would likely be similar to those of the project. Hazardous materials  
10 presently on the site (i.e. 5 gallon containers of oily substance) would be  
11 remediated, similar to the project. The EIR determined the project would  
12 have less than significant impacts towards hazards and hazardous materials  
13 with mitigation. Therefore, this alternative would be expected to have  
14 similar insignificant impacts relative to hazards.

15 Hydrology and Water Quality:

16 Under the Reduced Density Alternative, a majority of the site would be  
17 developed, so potential impacts to existing drainages and water quality will  
18 be similar to those of the project (i.e., not significant with erosion control  
19 and other mitigation). This alternative would also increase runoff to a  
20 similar degree as the project due to covering over the native soils with  
21 impervious surfaces (i.e., buildings, asphalt). Therefore, this alternative  
22 (when designed/implemented consistent with the drainage and water quality  
23 elements identified for the project) would be expected to have similar  
24 insignificant impacts relative to hydrology and water quality.

25 Land Use:

26 The Reduced Density Alternative would have land use impacts similar to  
27 those of the project but would have a reduction of square footage (359,000  
28 sq. ft. vs. 720,000 sq. ft.) As with the project, the reduced density  
alternative would be consistent with the land use designation and zoning of  
the City of Riverside. However, the reduced density alternative would be  
inconsistent with local and regional development intensity and employment  
projections for the project site/area (i.e., reduced square footage results in  
less commercial development and lower job creation within the study area  
[see "population, housing and SCAG consistency," below).



1                   Noise:

2                   The Reduced Density Alternative would create short-term noise impacts  
3                   similar to those of the project, because a similar amount of land would be  
4                   disturbed. The alternative would most likely reduce long-term noise impacts  
5                   because the reduction of development would reduce the total amount of  
6                   traffic on and near the project site. The EIR concluded that the impacts to  
7                   noise from the project would be less than significant through the  
8                   implementation of recommended mitigation. Therefore, the alternative's  
9                   impacts to noise would remain less than significant, as with the project.

10                   Population, Housing, and SCAG Consistency:

11                   The Reduced Density Alternative is consistent with the population and  
12                   housing growth estimates in the County's General Plan, which were the  
13                   basis for the SCAG Regional Transportation Plan Projections of 2001. As  
14                   with the project, the reduced density alternative would introduce job-  
15                   producing uses, which is consistent with SCAG growth policies. However,  
16                   this alternative would reduce the total of employment opportunities within  
17                   the project area (1300 jobs verses 648 jobs). Therefore, although the  
18                   Reduced Density Alternative is consistent with SCAG and Regional  
19                   Transportation Plan projections (as with the project), the Alternative would  
20                   have less employment opportunities by 47 percent, in comparison to the  
21                   project.

22                   Public Services and Recreation:

23                   As compared to the project, the reduced density alternative (by virtue of the  
24                   smaller Project size of 359,000 square feet) would result in reduced  
25                   consumption of water, energy resources, and the additional production of  
26                   wastewater and solid waste. Moreover, this alternative would generate  
27                   fewer employees compared to the project. A reduction of employees would  
28                   partially reduce the demand on public services. The EIR concluded that the  
impacts to public services and recreation from the project would be less  
than significant through the implementation of recommended mitigation.  
Impacts from the alternative to public services and recreation would remain  
less than significant, as with the project.

Transportation:

Due to the reduction of square footage (359,000 sq. ft. less), the Reduced  
Density Alternative would be expected to generate approximately half the

1 traffic compared to the project. The EIR determined that the transportation  
2 impacts of the project could be reduced to less than significant levels with  
3 implementation of the recommended Mitigation Measures, including onsite  
4 road and intersection improvements and fair share contributions to offsite  
5 intersection and road improvements. Therefore, the overall traffic impacts  
6 associated with implementation of the alternative would likely be less than  
7 significant, similar to the project.

8 Utility Systems:

9 The Reduced Density Alternative would reduce consumption of water and  
10 energy resources, and would be expected to decrease the generation of  
11 wastewater and solid waste over the long-term compared to the project for  
12 warehouse, distribution, office, and retail uses (i.e., it would have 359,000  
13 square feet compared to 720,000 sq. ft.). Based on the proposed reduction  
14 in square footage, the reduction in utility impacts would be reduced by  
15 approximately half. As addressed in the EIR, anticipated impacts upon  
16 utility services as a result of the implementation of the project would be  
17 less than significant. By virtue of the decreased demands upon water,  
18 energy and related resources, implementation of the Reduced Density  
19 Alternative would have a similar, less than significant impact upon utility  
20 systems.

21 3. Conclusion

22 The reduced density alternative is likely to have minimal reduced impacts  
23 related to long-term uses of the project site because it would allow the  
24 development of less square footage as compared to the project (359,000 sq.  
25 ft. vs. 720,000 sq. ft., or 50 percent less). Notwithstanding the reduced  
26 development intensity, the proposed land uses under this alternative (i.e.,  
27 warehouse, distribution, office, and retail uses) are essentially the same as  
28 the project. This alternative would reduce air quality impacts from grading  
and construction to less than significant levels, whereas the project has  
significant and unavoidable impacts on air quality. Although the Reduced  
Density Alternative would meet air quality thresholds, it is inconsistent with  
local and regional projections. Therefore, this alternative would be expected  
to have inconsistencies relative to local and regional projections and the  
project's objective to be consistent with and implement the policies and goals

1 of the County's General Plan, Development Code and development  
2 guidelines and policies.

3 Additionally, the Reduced Density Alternative would reduce total  
4 employment opportunities within the project area (1300 jobs versus 648  
5 jobs). Therefore, although the Reduced Density Alternative is within the  
6 range of development projections established by SCAG and the Regional  
7 Transportation Plan, the Alternative would generate fewer employment  
8 opportunities ( i.e., 47 percent less), in comparison to the project,  
9 consequently being inconsistent with the project's objective to spur  
10 economic development and employment opportunity in the area and  
11 responding to market needs under the County's General Plan zone  
12 designation of Light Industrial (LI).

13 Therefore, the Reduced Density Alternative may not contain sufficient  
14 building space to fund needed infrastructure improvements and does not  
15 meet the objectives to the same degree as the project. See page 50, above,  
16 for the project's objectives.

17 C. Commercial Office Use Alternative

18 1. Description:

19 The Commercial Office Use Alternative would have mainly commercial  
20 uses (i.e., general office and office park) on the project site. The proposed  
21 alternative would include 100,000 square feet of general office space and  
22 200,000 square feet of office park, totaling approximately 300,000 square  
23 feet. The road system would be similar to that of the project.

24 2. Findings:

25 Aesthetics, Light, and Glare:

26 The proposed Plot Plan 22925 includes warehouse, distribution, office, and  
27 retail buildings, which are similar to the alternative's uses (general office  
28 and office park). However, development of the alternative will have over  
400,000 square feet less development compared to the project. This  
alternative would have view, light, and glare impacts similar to those of the  
project. Nighttime lighting for this alternative would have less intensity of  
light and glare due to less structures and square footage requiring lighting.

The EIR found aesthetics, light, and glare to be less than significant for the project. Although impacts to aesthetics, light, and glare are reduced when compared to the project, the overall impacts between the alternative and the project are ultimately less than significant.

Agriculture and Mineral Resources:

The site would be fully developed, so there would be similar impacts related to agricultural and mineral resources as compared with the project. The EIR concluded that the impacts of the project would be less than significant due to the underlying soil conditions of the site. Therefore, impacts to agriculture and mineral resources would remain less than significant between the alternative and the project.

Air Quality:

This alternative will reduce short-term grading and construction impacts to less than significant levels if Planning Areas are developed into 100,000 square feet of general office and 200,000 square feet of office park totaling approximately 300,000 square feet. Reducing the number of square footage and general uses will reduce long-term emissions of air pollutants from vehicular trips to less than significant levels, see Table 2.

**Table 2: Regional Operational Emissions – Commercial Office Alternative**

Source	Emissions (pounds/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Project</b>						
Grand Total	60.1	102.9	619.5	0.0	96.1	19.8
Regional Threshold	55	55	550	150	150	55
Significant Impact?	Yes	Yes	Yes	No	No	No
<b>Commercial Office Use Alternative</b>						
Grand Total	33.6	53.9	393.5	0.4	61.0	12.5
Regional Threshold	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Source: URBEMIS output in Appendix B of the EIR.						

As shown in Table 2, the Commercial Office Use Alternative would have a less

1 than significant impact on air quality, compared to the project, in the context of  
2 ROG, NOx and CO.

3 Biological Resources:

4 This alternative would disturb an amount of land similar to the project,  
5 which would have impacts to biological resources similar to those of the  
6 project. The EIR identifies potential impacts to Biological Resources and  
7 recommends mitigation to reduce those impacts to less than significant  
8 levels. Therefore, impacts to biological resources from the Commercial  
9 Office Use Alternative would be less than significant, which is consistent  
10 with the project.

11 Cultural Resources:

12 This alternative would have similar impacts on cultural resources compared  
13 to those of the project because a similar area would be proposed for  
14 development. The EIR identifies potential impacts to cultural resources and  
15 recommends mitigation to reduce those impacts to less than significant  
16 levels. Therefore, impacts to cultural resources from the Commercial  
17 Office Use Alternative would be less than significant, which is consistent  
18 with the project.

19 Geology, Soils, and Seismicity:

20 The proposed Plot Plan 22925 would allow approximately 720,000 square  
21 feet of warehouse, distribution, office, and retail uses, while the proposed  
22 alternative would allow approximately 300,000 square feet of commercial  
23 office use. The alternative will ultimately allow fewer employees on the  
24 project site compared to the project. Therefore, risks related to geology,  
25 soils, and seismicity toward people (i.e. employees) would be reduced as  
26 compared with the project. However, the EIR concluded that the impacts  
27 of the project vis-à-vis geology, soils and seismicity would be less than  
28 significant through implementation of recommended mitigation. Therefore,  
impacts to geology, soils, and Seismicity for the alternative following  
mitigation would remain less than significant, as with the project.

Hazards and Hazardous Materials:

By virtue of the smaller size of the Commercial Office Use Alternative, the  
alternative would allow fewer employees and fewer transportation trips on  
the project site. However, risks related to existing hazards such as flooding,

1 transportation of hazardous material, etc. would likely be similar to those of  
2 the project. The EIR addressed impacts from hazards and hazardous  
3 materials and recommended mitigation to reduce impacts to less than  
4 significant levels. Therefore, this alternative following mitigation would  
5 have less than significant impacts to hazards and hazardous materials  
similar to the project.

6 Hydrology and Water Quality:

7 Under this alternative, all of the site would be developed so potential  
8 impacts to existing drainages and water quality will be similar to those of  
9 the project (i.e., not significant with erosion control and other mitigation).  
10 This alternative would also increase runoff to a similar degree as the project  
11 due to covering over of the native soils with impervious surfaces (i.e.,  
12 buildings, asphalt). Therefore, this alternative would have less than  
significant impacts with mitigation relative to hydrology and water quality,  
as with the project.

13 Land Use:

14 This alternative would have land use impacts similar to those of the project,  
15 but would add commercial and office uses in this area. These additional  
16 uses would not create significant land use impacts due to the existing  
17 commercial and office uses to the north, east, and southeast. The EIR  
18 determined the project would have no significant impacts to land use.  
19 Therefore, this alternative would have less than significant impacts relative  
to land use as with the project.

20 Noise:

21 This alternative would create short-term noise impacts similar to those of  
22 the project because a similar amount of land would be disturbed. The  
23 alternative's square footage (300,000 sq. ft.) is significantly less than the  
24 proposed Plot Plan 22925 (720,000 sq. ft.); as such, long-term noise impacts  
25 from traffic will be less. The EIR concluded that the impacts to noise from  
26 the project would be less than significant through the implementation of  
recommended mitigation. Therefore, impacts to noise following  
27 implementation of mitigation remain less than significant between the  
28 alternative and the project.

1                   Population, Housing, and SCAG Consistency:

2                   This alternative would be similar to the population and housing growth  
3                   estimates in the County's General Plan, which were the basis for the SCAG  
4                   Regional Transportation Plan Projections of 2001. The alternative would  
5                   introduce job-producing uses, which is consistent with SCAG growth  
6                   policies. This alternative would produce population and employment  
7                   growth similar to that projected by SCAG and thus would have less than  
8                   significant growth-related impacts, as with the project.

9                   Public Services and Recreation:

10                  As compared with the project, this alternative would result in reduced  
11                  consumption of water and energy resources, and have a concomitant  
12                  reduction in the amount of wastewater and solid waste. The alternative  
13                  would develop a reduced amount of square footage (300,000 sq. ft. vs.  
14                  720,000 sq. ft.) and will generate fewer employees as compared to the  
15                  project. A reduction of employees would partially offset any anticipated  
16                  increase in housing and service demands. The EIR concluded that the  
17                  impacts to public services and recreation from the project would be less  
18                  than significant through the implementation of recommended mitigation.  
19                  Therefore, impacts to public services and recreation, following mitigation,  
20                  would remain less than significant between the alternative and the project.

21                  Transportation:

22                  Due to the reduction of square footage (i.e. 300,000 sq. ft. vs. 720,000 sq.  
23                  ft.), this alternative would generate less traffic when compared to the  
24                  project. The EIR determined that the transportation impacts of the project  
25                  could be reduced to less than significant levels with implementation of the  
26                  recommended Mitigation Measures, including onsite road and intersection  
27                  improvements, fair share contributions to offsite intersection and road  
28                  improvements. Therefore, as with the project, the alternative would likely  
29                  produce insignificant transportation impacts, following appropriate  
30                  mitigation.

31                  Utility Systems:

32                  By virtue of this alternative's reduced size, the alternative would likely  
33                  consume fewer water and energy resources and would generate less  
34                  wastewater and solid waste over the long-term when compared to the  
35                  project for commercial uses (i.e., it would have 300,000 sq. ft. compared to

1 720,000 sq. ft.). Impacts to said services/resources for the project were  
2 determined to be less than significant with the imposition of certain  
3 Mitigation Measures. Similarly, implementation of the alternative with  
4 mitigation would be expected to result in no significant impacts to utility  
5 services and related facilities.

6 3. Conclusion

7 Although the Commercial Use Alternative impacts are similar to those of  
8 the project, the alternative would have fewer impacts related to long-term  
9 uses of the project site because it would allow the development of less  
10 square footage (300,000 sq. ft. vs. 720,000 sq. ft.). This alternative would  
11 reduce air quality impacts from grading and construction to less than  
12 significant levels, whereas the project has significant and unavoidable  
13 impacts on air quality. Although the proposed alternative will meet air  
14 quality thresholds, it may not contain sufficient building space to fund  
15 needed infrastructure improvements, consequently being inconsistent with  
16 the project's objective to spur economic development and employment  
17 opportunity in the area and responding to market needs under the County's  
18 General Plan zone designation of Light Industrial (LI). Therefore, the  
19 Commercial Use Alternative does not meet the objectives to the same  
20 degree as the project. See page 50, above, for the Project's Objectives.

21 D. Environmentally Superior Alternative

22 CEQA Guidelines Section 15126(e)(2) requires an EIR to identify an  
23 "environmentally superior alternative." If the no project alternative is the  
24 environmentally superior alternative, the EIR must also identify an environmentally  
25 superior alternative from among the other alternatives. Both the Reduced Density  
26 and the Commercial Office Alternatives reduce the air quality impacts of the  
27 project to less than significant levels and reduce cumulative traffic impacts as well.  
28 While these two alternatives are environmentally superior compared to the project,  
they would reduce the total employment opportunities within the project area  
from 1,300 to approximately 648 jobs, consequently being inconsistent with the  
project's objective to spur economic development and employment opportunity in  
the area and responding to market needs under the County's General Plan zone  
designation of Light Industrial (LI).



1                    Additionally, both the Reduced Density and the Commercial Office Alternatives  
2                    are within the limits of SCAG's projected growth; however, they are inconsistent  
3                    with local and regional projections and the project's objective to be consistent with  
4                    and implement the policies and goals of the County's General Plan, Development  
5                    Code and development guidelines and policies.

6                    Moreover, both alternatives would not contain sufficient building space to fund  
7                    needed infrastructure, consequently being inconsistent with the project's objective  
8                    to provide opportunities for a range of employment with transportation of goods  
9                    and services. Therefore, both the Reduced Density and the Commercial Office  
10                    Alternatives do not meet the objectives to the same degree as the project. See page  
11                    50, above, for the project's objectives.

12                    **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of  
13                    the Plot Plan 22925 against the unavoidable adverse environmental effects thereof, and has determined  
14                    that the following benefits outweigh and render acceptable those environmental effects in accordance with  
15                    CEQA Section 21081(b):

- 16                    A.     The project will implement the Riverside County General Plan land use designations and  
17                    policies.
- 18                    B.     The project will provide traffic Mitigation Measures to address local and regional  
19                    cumulative circulation impacts, thereby contributing to improvements at critical  
20                    intersections and roadways, including the construction of roadway improvements to  
21                    Alessandro Boulevard, San Gorgonio Drive and Brown Street.
- 22                    C.     The project will provide funding for various elements of regional infrastructure through the  
23                    County's mitigation fee programs.
- 24                    D.     The project will develop a vacant and underutilized lot in a unique and innovative way in  
25                    order to spur economic development and employment opportunity in the area. The project  
26                    also provides for high quality land use transition from vacant land to light-scale industrial  
27                    and commercial uses, consistent with recent development in the surrounding area.  
28                    Additionally, the project will provide a reasonable transition of land use from existing  
                  residential development on the west to planned industrial and business park uses on the  
                  east.

- 1 E. The project will provide a light-scale industrial and commercial project in the western  
2 portion of the County that would provide opportunities for a range of employment with  
3 transportation of goods and services. Approximately 1,300 jobs, 1,000 full-time and 300  
4 part-time would be created by the development of the Plot Plan 22925.
- 5 F. The project will create a cohesive identity for the project site, and provide a consistent  
6 project theme, development standards and design that provide flexibility to respond to  
7 market needs under the County's General Plan zone designation of Light Industrial (LI).
- 8 G. The project will be consistent with and implement the policies and goals of the County's  
9 General Plan, Development Code and development guidelines and policies.
- 10 H. The project will design and landscape the project site to create an aesthetically pleasing  
11 industrial and commercial center.
- 12 I. The project will reduce vehicle miles traveled by bringing employment opportunities  
13 closer to residential growth areas.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines  
15 (14 Cal. Code of Regs. Section 15126(d)) requires an EIR to discuss how a project could directly or  
16 indirectly lead to economic, population, or housing growth. A project may be growth-inducing if it  
17 removes obstacles to growth, taxes community service facilities or encourages other activities which  
18 cause significant environmental effects. The discussion is as follows:

19 1. Changes in Land Use That Would Commit Future Generations:

20 The project proposes to develop approximately 54.4 gross acres of primarily vacant  
21 land into an industrial/commercial center. This change in land use is generally  
22 compatible with the surrounding area; therefore, the change in land use would not  
23 commit future generations to a significant adverse change in land use.

24 2. Irreversible Changes from Environmental Actions:

25 Irreversible changes to the environment could occur if hazardous substances are  
26 released associated with development of the project. Compliance with the  
27 requirements and Mitigation Measures contained in Section 4.7 (Hazards and  
28 Hazardous Materials) of the EIR would reduce impact to a less than significant

1 level. No other sources of irreversible changes from environmental actions are  
2 forecast to occur.

3 3. Consumption of Non-Renewable Resources:

4 Consumption of non-renewable resources would be the conversion of agricultural  
5 land to urban uses, the loss of potential mining resources and consumption of  
6 energy resources such as electricity and natural gas (both during construction and  
7 operation).

8 Information from the California Department of Conservation (CDC) as well as the  
9 Farmland Mapping and Monitoring Program (FMMP) determined that  
10 development of the project site would not result in a significant impact on  
11 agricultural land, due to (i) the small size of land identified as farmland of local  
12 importance and (ii) the fact that the proposed uses of the project site will be  
13 consistent with intended light industrial use of the site.

14 The site is not identified as a mineral resource site and, as described in Section 4.10  
15 of the EIR, more suitable locations currently are being used as mineral resource  
16 sites. Given the proximity to schools and residential uses, the site would not be a  
17 feasible site for mining of mineral resources in the future.

18 The project will consume non-renewable energy resources during construction and  
19 operation such as petroleum products, construction materials, electricity and natural  
20 gas. Construction impacts to non-renewable resources would be short-term.  
21 Operation of the project is required to comply with mandatory requirements of  
22 Title 24 concerning energy efficient building design and to utilize energy  
23 conservation measures during operations of the facilities within the project.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Plot Plan 22925 will  
25 implement applicable elements of the Riverside County General Plan as follows:

26 A. Land Use Element

27 1. County of Riverside General Plan

1 The project site is within an unincorporated area in the County of Riverside and,  
2 therefore, it is subject to the County's General Plan goals and policies. The site is  
3 designated as LI under the foundation component of Community Development in  
4 the General Plan. This designation allows for a variety of uses including industrial,  
5 manufacturing, service, and commercial. The project contemplates a development  
6 consisting of approximately 720,000 square feet of building area on the 54.4 gross  
7 (51.21 net) acre site, a project floor area ratio of 0.30. This floor area ratio is  
8 within the 0.25-0.60 floor area ratio required for the LI designation. The proposed  
9 6-parcel subdivision will include the construction of eight buildings with the  
10 following floor areas: 258,100 square feet of office business park, 409,400 sq. ft. of  
11 industrial warehouse/distribution, 10,000 sq. ft. of commercial retail, and 42,300  
12 sq. ft. of light industrial/multi-tenant. All of the proposed building uses are allowed  
13 under and compatible with the requirements of the LI designation (RivCo 2003a).

14 2. Lake Mathews/Woodcrest Area Plan

15 The project site is located within the boundaries of the Lake Mathews/Woodcrest  
16 Area Plan and, therefore, it is subject to the Area Plan's goals and policies. The  
17 site is designated as LI under the foundation component of Community  
18 Development in the Area Plan. This designation has all the same permitted uses  
19 and requirements as the County of Riverside General Plan's LI designation.  
20 Therefore, the project is consistent with the Lake Mathews/Woodcrest Area Plan  
21 (RivCo 2003b).

22 3. Riverside County Zoning

23 The project site is zoned Industrial Park (IP) under the Riverside County Zoning  
24 Ordinance. Industrial Park land has a multitude of permitted uses, including uses in  
25 the industrial, manufacturing, services, and commercial sectors. The project's  
26 intended uses are all permitted under the IP zoning. Moreover, the project will be  
27 required to abide by all development requirements set forth in the IP District;  
28 accordingly, the project will comply with the Zoning Ordinance.

1 4. General Plan of the March Joint Powers Authority (MJPA)

2 The project is outside of the boundaries of the General Plan of the March JPA. All  
3 of the surrounding area to the south and east is under the authority of the General  
4 Plan of the March JPA and is designated as Business Park (BP). This designation  
5 requires a floor area ratio (FAR) of 0.75 or less, which is consistent with the  
6 project site's proposed FAR of 0.30. The project's contemplated uses include  
7 industrial warehouse/distribution, commercial retail, business park, and light  
8 industrial/multi-tenant. All of these uses are permitted or related to permitted uses  
9 on and within the surrounding BP land (March JPA). Accordingly, development of  
10 the project is consistent with the March JPA General Plan.

11 The project site is also within the March Air Reserve Base Airport Influence Policy  
12 Area, Safety Zone Area II. According to policies within the Riverside County  
13 Airport Land Use Plan, agricultural, industrial, and commercial uses are acceptable  
14 in the Safety Area II. The Safety Area II regulations contain certain restrictions on  
15 uses and activities on properties located within the boundaries of the Safety Area;  
16 the project does not contemplate or allow any of these prohibited uses. Therefore,  
17 the project is consistent with applicable airport regulations and designations.

18 5. City of Riverside Sphere of Influence

19 The project site is outside of the City of Riverside's territorial limits, but is within  
20 the City's Sphere of Influence. The City of Riverside General Plan designates the  
21 site as Business/Office Park (B/OP). This designation's primary intended uses  
22 include research and development and related flexible space, laboratories, offices,  
23 support commercial and light industrial uses. However, light industrial and small  
24 warehouse uses are only allowed up to 10,000 square feet per site. Although the  
25 proposed uses of the project are permitted in the City's B/OP designation, the  
26 project includes 410,000 square feet of industrial warehouse/distribution and  
27 42,000 square feet of light industrial (which is in excess of the City's identified  
28 square footage limitation). Notwithstanding, the project's floor area ratio (FAR) is

1 0.30, which is less than the 1.5 maximum FAR allowed by the City of Riverside's  
2 General Plan B/OP designation.

3 The project site is within an area being considered for annexation by the City of  
4 Riverside (Annexation 112 – Kaliber). According to the City's website:

5 "this area contains approximately 59 vacant acres located southerly of Van  
6 Buren Boulevard, between Gem Lane and March JPA property. This area  
7 was previously proposed for annexation in 1996 as part of an area that  
8 includes what is now Annexation #103. However, the annexation  
9 proceedings were terminated by the City Council after determining that a  
10 majority protest of registered voters within the annexation area exists. On  
11 October 26, 2004, the City Council authorized staff to commence  
12 processing necessary for an annexation. A Plan for Services is being  
13 developed for the annexation area." (City Website 2009).

14 Since the time the City Council issued its authorization to staff, the County has  
15 been unaware of occurrence of any significant activity relative to this potential  
16 annexation. The proponent of the project represents the major (if not the only)  
17 property owner within this area, and is currently opposed to annexation into the  
18 City. Accordingly, the Board of Supervisors finds that the project is not in conflict  
19 with the applicable land use plans of the City of Riverside.

20 B. SCAG Regional Element

21 The project is consistent with growth and development projections established for the area  
22 by the Southern California Association of Governments. The project does not include the  
23 construction of new homes, major infrastructure or a large-scale employment facility;  
24 therefore, the implementation of the project is not anticipated to affect local-regional or  
25 regional population projections. Additionally, the region's employment to housing ratio is  
26 estimated to be 0.73 for the year 2010, and the employment opportunities provided by the  
27 project will help to improve the jobs/housing imbalance in this region.

28 C. Public Facilities and Services Element

1 The project, through its design, Mitigation Measures and conditions of approval, will  
2 provide adequate circulation, water, sewer, fire protection, school and other services to  
3 comply with public facilities and services element requirements.

4 D. Environmental Hazards and Resources Element

5 EIR No. 510 assesses the full range of concerns associated with the project's potential  
6 environmental resource impacts, and proposed mitigation for each of the potentially  
7 significant impacts. The Board of Supervisors has heretofore made findings for the  
8 project's identified air quality and climate change impacts and cumulative Air,  
9 Transportation and Water impacts (see page 36 to 49 above).

10 E. Multiple Species Habitat Conservation Plan (MSHCP)

11 The project site is located within the boundaries of the Western Riverside County Multiple  
12 Species Habitat Conservation Plan (MSHCP). The site is not within the bounds of a  
13 Criteria Cell of the MSHCP, but a small southern portion of the project site (approximately  
14 5 acres) is located adjacent to Existing Core D, Western Riverside County MSHCP Areas.  
15 Therefore, as addressed in the EIR an urban/wildlands interface analysis was completed.  
16 This analysis outlined several guidelines to incorporate into the project in order to  
17 minimize conflicts with the MSHCP. Said Guidelines have been incorporated into the  
18 project.

19 1. Drainage:

20 As addressed in the EIR (and consistent with the earlier findings herein), the  
21 project's drainages will be directed to basins on the project site. The basins will be  
22 designed in accordance with all Federal, state, regional, and local standards and  
23 regulations concerning water quality. These measures will ensure that the project  
24 stormwater discharges are no greater in volume and velocity than current  
25 undeveloped conditions and that the water leaving the project site complies with all  
26 applicable water quality standards.

1                   2.     Toxics:

2                   As addressed in the EIR (and consistent with the earlier findings herein), the  
3                   project is an industrial and commercial development and may have the potential to  
4                   cause the release of hazardous materials (e.g., pesticide and herbicide use).  
5                   Consistent with the MSHCP, measures have been incorporated into the project to  
6                   ensure that application of such hazardous materials does not result in discharge to  
7                   the MSHCP Conservation Area.

8                   During the construction of the project, construction activities have the potential to  
9                   cause release of toxics that could impact the MSHCP Conservation Area. To  
10                  address these potential short-term impacts, the project is required to stage  
11                  construction operations as far away from the MSHCP Conservation Area (Existing  
12                  Core D) to the maximum extent feasible. These conditions/requirements will be  
13                  imposed by the County.

14                  3.     Lighting:

15                  As addressed in the EIR (and consistent with the earlier findings herein), the  
16                  project site will include industrial/commercial road lighting that may increase  
17                  overall ambient lighting impacts in the MSHCP Conservation Area. To reduce  
18                  these potential impacts, street lighting adjacent to the Conservation Area will be  
19                  designed with internal baffles to direct the lighting towards the ground and have a  
20                  zero side angle cut off to the horizon.

21                  4.     Noise:

22                  Construction-related noise will be mitigated consistent with the County's Noise  
23                  Ordinances by limiting construction activities to daytime hours and requiring  
24                  construction equipment to be tuned and equipped with mufflers.

25                  5.     Invasive Plant Species:

26                  Plant species acceptable for the roject's landscaping must not be considered an  
27                  invasive species pursuant to Table 6.2 of the MSHCP. To ensure this, the final  
28



1 landscape plans must be reviewed and verified by the County for consistency with  
2 the plant species list in Table 6.2 of the MSHCP.

3 6. Grading/Land Development:

4 As addressed in the EIR, the project will be designed to keep all manufactured  
5 slopes within the boundaries of the development footprint and not encroach into  
6 any open space/MSHCP Conservation Areas.

7 7. Species and Habitat:

8 The project site contains some potentially suitable habitat for burrowing owl  
9 (BUOW) and least Bell's vireo (LBV); however, a focused survey conducted by  
10 MBA concluded that the species were not present onsite (see EIR at Appendix D).  
11 Pursuant to the MSHCP, a 30-day clearance survey is required for BUOW prior to  
12 ground disturbances. The project site is also located within the bounds of the  
13 Riverside County Habitat Conservation Plan for Stephens' Kangaroo Rat (SKR)  
14 and, accordingly the project is subject to the payment of the SKR mitigation fee to  
15 offset potential impacts.

16 Riparian/riverine areas were identified onsite (0.32 acres). The project will impact  
17 all of the riparian/riverine areas during the development of the project. Therefore, a  
18 Determination of Biologically Equivalent or Superior Preservation (DBESP) study  
19 was conducted which recommended a Mitigation Measure to minimize impacts to  
20 riparian/riverine resources (see EIR Appendix D). Therefore, with the  
21 implementation of Mitigation Measure BR-Za, the project will be biologically  
22 superior to existing onsite conditions.

23 The site contains several trees and shrubs that could provide a small amount of  
24 habitat suitable for nesting birds. Conditions have been established for the project  
25 limiting removal of vegetation during breeding season (February-August). If  
26 vegetation must be removed during the breeding season, a preconstruction nesting  
27 bird clearance survey must be conducted prior to vegetation removal.

28 8. Indirect Impacts:

1 Per County Ordinance 874, indirect effects associated with locating  
2 development in proximity to conservation areas and riparian/riverine habitat  
3 must be minimized. The site is not within the bounds of a Criteria Cell of  
4 the MSHCP, but a small southern portion of the project site (approximately  
5 5 acres) is located adjacent to Existing Core D, Western Riverside County  
6 MSHCP Areas. Therefore, as addressed in the EIR an urban/wildlands  
7 interface analysis was completed. This analysis outlined several guidelines  
8 (see page 70 to 73 for outlined guidelines) to incorporate into the project in  
9 order to minimize conflicts with the MSHCP. Therefore, with compliance  
10 and adherence to the recommendations, the project will be fully consistent  
11 with the Western Riverside County MSHCP and will not conflict with any  
12 habitat conservation plan, or otherwise adversely affect any significant  
13 biological communities. Accordingly, the project will not create any  
14 significant impacts or conflict with any applicable habitat conservation or  
15 natural community's conservation plan.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Plot Plan 22925 is  
17 consistent with the General Plan as adopted by Riverside County Board of Supervisors in October of  
18 2003.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
20 EIR No. 510 in evaluating Plot Plan 22925 that EIR No. 510 is an accurate and objective statement that  
21 complies with the California Environmental Quality Act and reflects the County's independent judgment,  
22 and that EIR No. 510 is incorporated herein by this reference.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 510,  
24 **ADOPTS** the Mitigation Monitoring and Reporting Plan specified within Table 5-1 of the EIR and  
25 **ADOPTS** the Statement of Overriding Considerations as set forth above.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Plot Plan 22925, on file  
27 with the Planning Department, including the final conditions of approval and exhibits, is hereby adopted  
28 as the Land Use Plan for the real property described and shown in the Plot Plan 22925 site plan, and said

1 real property shall be developed substantially in accordance with the site plan, unless the site plan is  
2 amended by the Planning Director.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of EIR No. 510 shall be  
4 placed on file in the Office of the Planning Director, and in the Office of the Building and Safety Director,  
5 and that no applications for subdivision maps, conditional use permits and other development approvals  
6 shall be accepted for the real property described and shown in the site plan, unless such applications are  
7 substantially in accordance therewith.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodian of the documents  
9 upon which this decision is based are the County Planning Department and that such documents are  
10 located at 4080 Lemon Street, Riverside, California.