

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



914 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 7, 2011

**SUBJECT: APPEALS OF PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2011-004, TO CERTIFY EIR NO. 450; DENY, IN PART, AN APPEAL OF THE PLANNING DIRECTOR'S ACTION; APPROVE PLOT PLAN NOS. 16979, 18875, 18876, 18877 AND 18879 – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management, LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 44.57 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – REQUEST: Center for Community Action and Environmental Justice (CCA EJ) requests an appeal for Plot Plan Nos. 16979, 18875, 18876, 18877 and 18879 of the Planning Commission's decision to deny, in part, an appeal of the Planning Director's Action and approval issued on April 6, 2011. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).**

*Gregory A. Neal*

Gregory A. Neal, Deputy Director for

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: June 14, 2011  
xc: Planning, Building and Safety, Recorder

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: Second

Agenda Number:

3.68

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

Tina Grande

☒ Policy

☐ Consent

Dep't Recomm.:

☒ Policy

☐ Consent

Per Exec. Ofc.:

The Honorable Board of Supervisors

**Re: APPEALS OF PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2011-004, TO CERTIFY EIR NO. 450; DENY, IN PART, AN APPEAL OF THE PLANNING DIRECTOR'S ACTION; APPROVE PLOT PLAN NOS. 16979, 18875, 18876, 18877 AND 18879**

Page 2 of 2

**Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

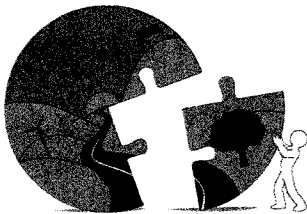
**BACKGROUND:**

The project was tentatively approved at the May 17, 2011, Board of Supervisors hearing in order to allow County Counsel additional time to prepare Resolution No. 2011-170 attached that would exclude references to Plot Plan No. 17788.

**RECOMMENDED MOTION:**

**ADOPT RESOLUTION NO. 2011-170 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 450**, which has been completed in compliance with CEQA Guidelines; and,

**DENY the APPEAL and APPROVE PLOT PLAN NOS. 16979, 18875, 18876, 18877 AND 18879**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

6/21/11  
Date

kb  
Initial

**Carolyn Syms Luna**  
Director

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**EIR00450, Plot Plan Nos. 16979, 18875, 18876, 18877 and 18879**

*Project Title/Case Numbers*

**Christian Hinojosa**  
*County Contact Person*

**(951) 955-0972**  
*Phone Number*

**2002121128**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Obayashi Corp.**  
*Project Applicant*

**420 E 3rd Street, Suite 600; Los Angeles, CA 90013**  
*Address*

**Northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street**  
*Project Location*

The Environmental Impact Report analyzes the potential environmental impacts of Plot Plan Nos. 16979, 18875, 18876, 18877 and 18879. Plot Plan No. 16979 proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18875 proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18879 proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on June 14, 2011, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,839.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*[Signature]*  
Signature

Board Assistant  
Title

June 14, 2011  
Date

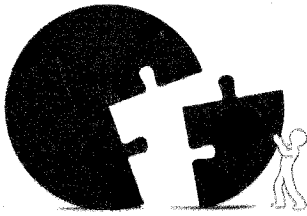
Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj Revised 8/25/2009 Y:\Planning Case Files-Riverside office\EIR00450\DH-PC-BOS Hearings\BOS\06-14-11\PP16979, 18875-77, 18879\NOD Form.docx

Please charge deposit fee case#: ZEIR00450 ZCFG02693

**FOR COUNTY CLERK'S USE ONLY**

JUN 14 2011 3.68



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

914B

DATE: June 8, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: APPEALS OF PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2011-004, TO CERTIFY EIR NO. 450; DENY, IN PART, AN APPEAL OF THE PLANNING DIRECTOR'S ACTION; APPROVE PLOT PLAN NOS. 16979, 18875, 18876, 18877 AND 18879 – EIR00450

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)     | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(2nd Dist) Press Enterprise and County Record

**Need Director's signature by 6/9/11**  
**Please schedule on the June 14, 2011 BOS Agenda**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**RESOLUTION NO. 2011-170  
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 450  
APPROVING  
PLOT PLAN NO. 16979  
PLOT PLAN NO. 18875  
PLOT PLAN NO. 18876  
PLOT PLAN NO. 18877  
PLOT PLAN NO. 18879**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings were held before the Riverside County Planning Director on October 4, 2010 and October 18, 2010; before the Riverside County Planning Commission on December 1, 2010, February 16, 2011, and March 23, 2011; and before the Board of Supervisor on May 17, 2011 to consider Plot Plan No. 16979, Plot Plan No. 18875, Plot Plan No. 18876, Plot Plan No. 18877 and Plot Plan No. 18879.

**WHEREAS**, all procedures of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR) No. 450, prepared in connection with Plot Plan No. 16979, Plot Plan No. 18875, Plot Plan No. 18876, Plot Plan No. 18877, Plot Plan No. 18879 and associated with Plot Plan No. 17788 (collectively referred to alternatively herein as "the Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, in regular session assembled on June 14, 2011 that:

- A. Plot Plan No. 16979 proposes the development of an industrial building with a total building area of approximately 200,731 square feet with approximately 190,731 square feet of warehouse space and 10,000 square feet of office space on an approximately 11.01 gross acre site with a floor area ratio of 0.42 (Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) requires a 0.25-0.60 floor area ratio).

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 6/6/11

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21
- B. Plot Plan No. 18875 proposes the development of an industrial building with a total building area of 104,210 square feet with approximately 93,350 square feet of warehouse space and 10,860 square feet of office space on an approximately 5.99 gross acre site with a floor area ratio of 0.40 (Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) requires a 0.25-0.60 floor area ratio).
  - C. Plot Plan No. 18876 proposes the development of twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space and 13,200 square feet of office space on an approximately 6.83 gross acre site with a floor area ratio of 0.33 (Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) requires a 0.25-0.60 floor area ratio).
  - D. Plot Plan No. 18877 proposes the development of eight (8) industrial buildings with a total building area of approximately 144,594 square feet with 92,094 square feet of storage space and 52,500 square feet of office space on an approximately 12.75 gross acre site with a floor area ratio of 0.26 (Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) requires a 0.25-0.60 floor area ratio).
  - E. Plot Plan No. 18879 proposes the development of an industrial building with a total building area of 155,480 square feet with 145,480 square feet of warehouse space and 5,000 square feet of office space and 5,000 square feet of mezzanine space on a 7.99 gross acre site with a floor area ratio of 0.45 (Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) requires a 0.25-0.60 floor area ratio).

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

25 A. Aesthetics

26 1. Impacts:

27 The Project would not have a substantial effect upon a scenic highway  
28 corridor within which it is located. (Draft EIR, p. 4.1-6.) The Project site is

1 located north of State Route 60, east of Etiwanda Avenue, south of Philadelphia  
2 Avenue, and west of the San Sevaine Flood Control Channel. The Project has  
3 access on Hopkins Street, De Forest Circle, and Dulles Drive within the Mira  
4 Loma Commerce Center. None of these roads are designated as a State or County  
5 Scenic Highway, and the Project site is not located within a scenic highway  
6 corridor. The nearest "State Eligible" Scenic Highways are State Route 91 west  
7 from Interstate 15, and Interstate 15 south from State Route 91 Interchange, as  
8 shown on Figure C-9 of the Riverside County Integrated Project (RCIP). The  
9 nearest Officially Designated State Scenic Highways are State Route 91 (from  
10 Anaheim to State Route 55) approximately 18 miles southwest of the Project site,  
11 and State Route 243 approximately 30 miles west of the Project site. For these  
12 reasons, it can be concluded that the Project will not have a substantial effect upon  
13 a scenic highway corridor, and no Project-specific mitigation measures are  
14 required since no significant adverse impacts are anticipated.

15 The Project would not substantially damage scenic resources and would  
16 not result in the creation of an aesthetically offensive site open to public view.  
17 (Draft EIR, P. 4.1-7.) Implementation of the Project will involve the development  
18 of parcels within an existing industrial park, with potential visual impacts of  
19 industrial buildings and processing facilities, truck, and material storage. Upon  
20 completion of the Project, these potential impacts will be alleviated with the  
21 installation of required setbacks and landscaping, as required by the County of  
22 Riverside and the approved Mira Loma Commerce Center Design Guidelines  
23 development standards, and the Project will be conditioned to incorporate the use  
24 of trees along streets and in parking areas in accordance with the approved Mira  
25 Loma Commerce Center Design Guidelines and Ordinance No. 348 requirements.  
26 The Project site is primarily visible from the public vantages along the State  
27 Route 60, bordering to the south, and from Etiwanda and Philadelphia Avenues,  
28

1 to the west and north. Compliance with Riverside County development standards  
2 and the approved Mira Loma Commerce Center Design Guidelines will require  
3 setbacks and landscaping and irrigation improvements for all parcels of the Mira  
4 Loma Commerce Center, and landscaping improvements will be incorporated into  
5 parking areas. The improvements will effectively screen a significant portion of  
6 the industrial operations from public view. Landscaping and placement of  
7 existing industrial buildings will provide visual screening. (Draft EIR, p. 4.1-7.)  
8 Physical changes are anticipated to be similar in nature to physical alteration that  
9 has already occurred in the past on the subject property. Grading and  
10 development will be similar to that of the surrounding sites. Project  
11 implementation will not materially change the site characteristics of vividness,  
12 uniqueness, unity, and variety. Development will improve the viewshed through  
13 addition of landscaping. (Draft EIR, p. 4.1-7.) The Project is consistent with the  
14 goals and objectives articulated in the relevant adopted RCIP General Plan and  
15 related policies and does not adversely affect any significant visual resources.  
16 Therefore, Project aesthetic-related impacts are considered less than significant,  
17 and no Project-specific mitigation measures are required.

18 The Project would not interfere with the nighttime use of the Mt. Palomar  
19 Observatory, as protected through Riverside County Ordinance No. 655. (Draft  
20 EIR, pp. 4.1-7 to 8.) The Project site is approximately 60 miles from the Mt.  
21 Palomar Observatory. The Project site is not located within the 15-mile radius or  
22 the 45-mile radius from the Mt. Palomar Observatory, as shown on Riverside  
23 County General Plan's Mount Palomar Nighttime Lighting Policy figures and as  
24 defined by Riverside County Ordinance No. 655, and thus will not interfere with  
25 the nighttime use of the observatory. Therefore, the Project is not subject to the  
26 special lighting policies related to the protection of the Mt. Palomar Observatory  
27 and will have no impact upon the nighttime use of the Mt. Palomar Observatory,  
28

1 and no Project-specific mitigation measures are required.

2 Without appropriate mitigation, the Project may have the potential to  
3 create a new source of substantial light or glare that would adversely affect day or  
4 nighttime views in the area or expose residential property to unacceptable light  
5 levels. The Project site is surrounded by existing industrial developments which  
6 generate a moderate to high amount of ambient evening light. Currently, the  
7 Project is vacant and undeveloped, and does not generate any ambient evening  
8 light. It is reasonable to expect any industrial development within the Mira Loma  
9 Commerce Center to generate a similar amount of light as neighboring existing  
10 buildings in the industrial park. In addition, other lighting in the vicinity of the  
11 site consists of ambient light from residential developments, to the west and east,  
12 and from the State Route 60 to the south. (Draft EIR, p. 4.1-8.) Pursuant to State  
13 CEQA Guidelines Section 15091, subdivision (a)(1), changes or alternatives have  
14 been required in, or incorporated into, the Project which avoid or substantially  
15 lessen the significant environmental effect identified in the Final EIR. Mitigation  
16 Measure 1 would prevent the potential for significant impacts by the use of hoods  
17 and other design features. Inclusion of these design features in the Project will be  
18 required through implementation of standard County conditions of approval, plan  
19 check, and permit procedures and the below-listed mitigation measure. Therefore,  
20 impacts from lighting to the adjacent residential areas are considered to be less  
21 than significant with mitigation incorporated. (Draft EIR, p. 4.1-8.)

22 As related to cumulative aesthetic impacts, the RCIP General Plan EIR  
23 stated that build-out of the "proposed General Plan would increase the  
24 development of urban uses, causing a substantial loss in open space and aesthetic  
25 resources, which could significantly alter existing and future public views and  
26 view corridors, and that implementation of the General Plan would increase the  
27 effects of light and glare upon existing residential uses and the Mount Palomar  
28

1 Observatory. However, the policies, existing County ordinances and RCIP EIR  
2 mitigation measures would reduce the potential aesthetic resource and light/glare  
3 impacts to a less than significant level. Implementation of the proposed Project  
4 will involve the development of parcels within the existing industrial park. The  
5 potential visual impacts of the proposed industrial development include industrial  
6 buildings and processing facilities, truck, and material storage. Unless shielded,  
7 these facilities may create a visual detraction. However, upon completion of the  
8 proposed Project, these potential impacts will be alleviated with the installation of  
9 required setbacks and landscaping, pursuant to the conditions of approval and the  
10 approved Mira Loma Commerce Center Design Guidelines development  
11 standards, as described in the Draft EIR. The Project will also be conditioned to  
12 incorporate the use of specimen canopy trees in a 24" box or greater along streets  
13 and in parking areas. (Draft EIR, pp. 6.0-10 to 11.) Therefore, the Project will  
14 not have a significant individual or cumulative aesthetic impact. (Draft EIR, p.  
15 6.0-11.) No mitigation measures are required or proposed to address cumulative  
16 aesthetic impacts. (Draft EIR, p. 6.0-11.)

17 2. Mitigation:

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

- 22 a. Mitigation Measure Aesthetics 1: All outdoor light fixtures including  
23 street lights and operational, signage, and landscape lighting sources shall  
24 be shielded and situated so as to not cause glare or excessive light spillage  
25 into adjacent residential areas. (Draft EIR, p. 4.1-8.)

26 B. Agricultural Resources

27 1. Impacts:

1 The Project would not result in any impacts from the conversion of  
2 designated farmland into non-agricultural uses, and would not convert Prime  
3 Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on  
4 the maps prepared pursuant to the Farmland Mapping and Monitoring Program of  
5 the California Department of Conservation, to non-agricultural use. (Draft EIR, p.  
6 4.2-5.) Based on the maps for Western Riverside County, the Project site is  
7 identified as a mix of Farmland of Local Importance and Urban and Built-Up  
8 Land. The Project site is zoned Manufacturing – Medium (M-M) and Industrial  
9 Park (I-P), and has not been under cultivation or dry farmed for at least 27 years.  
10 The size of the individual properties of the Project site is not large enough to be  
11 economically feasible to farm. The designation of a portion of the Project site,  
12 and most of the adjacent properties as Urban and Built-Up Land indicates that this  
13 property has not be farmed in many years and is not considered statewide or  
14 locally important farmland. The designation of the balance of the Project site and  
15 a small portion of the adjacent property as Farmland of Local Importance is likely  
16 representative of the historical use of the property and its current undeveloped  
17 state, rather than any current agricultural potential of the property. The Project site  
18 does not contain Prime Farmland, Unique Farmland or Farmland of Statewide  
19 Importance and thus mitigation is not required. (Draft EIR, p. 4.2-5.)

20 The Project would not conflict with an existing agricultural use or a  
21 Williamson Act (agricultural preserve) contract. (Draft EIR, p. 4.2-7.) The  
22 Project site is zoned M-M and I-P and there are no agricultural uses existing on  
23 the Project site or adjacent to the Project site; and the Project site does not contain  
24 any parcels which are under a Williamson Act Contract. Therefore, the Project  
25 will have no impacts and will not conflict with existing agricultural uses or a  
26 Williamson Act contract. (Draft EIR, p. 4.2-7.)

27 The Project would not cause development of non-agricultural uses within  
28

1 300 feet of agriculturally zoned property. (County of Riverside Ordinance No.  
2 625 Right-to-Farm). (Draft EIR, p. 4.2-7.) According to the EIR's Zoning Map,  
3 the Project is not located within 300 feet of agriculturally zoned property and is  
4 not subject to the Ordinance which applies to land divisions that are developed  
5 adjacent to pre-existing agricultural zoning. Therefore, the Project will have no  
6 impacts upon agricultural resources that would result from the development of  
7 non-agricultural uses within 300 feet of agriculturally zoned property, and  
8 mitigation is not required. (Draft EIR, pp. 4.2-7, 4.2-8.)  
9

10 The proposed Project would not involve other changes in the existing  
11 environment which, due to their location or nature, could result in conversion of  
12 Farmland to non-agricultural use. (Draft EIR, p. 4.2-7.) The Project consists of  
13 industrial and business park uses within an improved industrial center in an area  
14 zoned for these uses., with roads and other infrastructure previously constructed to  
15 serve the site. The Project will not result in changes in the environment, such as  
16 infrastructure development, that could result in the conversion of farmland.  
17 Therefore, the Project will have no impacts related to such conversion of land use,  
18 and mitigation is not required. (Draft EIR, p. 4.2-7.)  
19

20 2. Mitigation:

21 No Project-specific mitigation measures are required.

22 C. Biological Resources

23 1. Impacts:

24 The Project would not interfere substantially with the movement of any  
25 native resident or migratory fish or wildlife species or with established native  
26 resident migratory wildlife corridors or impede the use of native wildlife nursery  
27 sites. (Draft EIR, p. 4.4-15.) No native resident or migratory fish or wildlife  
28 species were observed on the Project site. (Draft EIR, p. 4.4-15; Draft EIR,  
Appendix C.) No Project-specific mitigation measures are required since no



1 significant adverse impacts are anticipated.

2 The Project would not have a substantial adverse effect on any riparian  
3 habitat or other sensitive natural community identified in local or regional plans,  
4 policies, and regulations or by the California Department of Fish and Game or  
5 U.S. Fish and Wildlife Service. (Draft EIR, p. 4.4-15.) No riparian habitat or  
6 other sensitive natural communities were found on the Project site. (Draft EIR, p.  
7 4.4-15; Draft EIR, Appendix C.) No Project-specific mitigation measures are  
8 required since no significant adverse impacts are anticipated.

9 The Project would not have a substantial adverse effect on federally  
10 protected wetlands as defined by Section 404 of the Clean Water Act (including,  
11 but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling,  
12 hydrological interruption, or other means. (Draft EIR, p. 4.4-15.) There are no  
13 blueline streams or rivers depicted on the USGS topographic maps within one-  
14 half mile of the Project site and no wetlands located on or near the Project site.  
15 The proposed Project will discharge all on-site storm water into the San Sevaine  
16 Channel, which is maintained and owned by the County Flood Control District.  
17 San Sevaine Channel eventually connects to the Santa Ana River, and there could  
18 be potential indirect impacts to wetlands within the Santa Ana River and further  
19 downstream. However, these potential impacts are addressed in Section 4.8  
20 (Hydrology and Water Quality) of the Draft EIR and are addressed appropriately  
21 in the findings related to potential impacts upon hydrology and water quality.  
22 (Draft EIR, pp. 4.4-15 to 4.4-16.) No Project-specific mitigation measures are  
23 required since no significant adverse impacts are anticipated.

24 The Project would not conflict with any local policies or ordinances  
25 protecting biological resources. (Draft EIR, p. 4.4-16.) The entire Project site  
26 was mass graded, fertilized with organic fertilizer and seeded with non-native  
27 grasses for erosion and dust control. The site is currently undeveloped land  
28

1 covered with moderate growth of non-native grasses and weeds. (Draft EIR, p.  
2 4.4-16.) There are no biological resources found on the Project site that are  
3 subject to local policies or ordinance protecting biological resources, with the  
4 exception of the MSHCP, which is further discussed, below, in the discussion of  
5 impacts related to Habitat Conservation Plans. (Draft EIR, pp. 4.4-11 to 4.4-16.)  
6 The development of the vacant remaining parcels within the MLCC will not  
7 conflict with any local policies or ordinances protecting biological resources.  
8 (Draft EIR, p. 4.4-16.) No Project-specific mitigation measures are required since  
9 no significant adverse impacts are anticipated.

10  
11 Without appropriate mitigation, the Project may have an impact on the  
12 threshold related to creating a substantial adverse effect, either directly or through  
13 habitat modifications, on an endangered, or threatened species as listed in Title 14  
14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50,  
15 Code of Federal Regulations (Sections 17.11 or 17.12) or on species identified as  
16 a candidate, sensitive, or special status species in local or regional plans, policies,  
17 or regulations, or by the California Department of Fish and Game or the U.S. Fish  
18 and Wildlife Service. (Draft EIR, p. 4.4-6.) There is no apparent connectivity to  
19 the subject site from the nearest known existing Delhi Sands Flower-Loving Fly  
20 ("DSFLF") population due to existing development that has long since  
21 fragmented potential habitat in the area, the likelihood of dispersing to the subject  
22 parcels would be low, and although the Project site is within mapped Delhi Soils  
23 it does not contain suitable DSFLF habitat. (Final EIR, pp. 1.0-51 to 1.0-52.)  
24 The California gnatcatcher typically occupies sage scrub habitat, which does not  
25 exist on the Project site. No riparian habitat, which would support the least Bell's  
26 vireo, exists. The San Diego horned lizard normally occupies coastal sage scrub,  
27 low elevation chaparral, annual grassland, oak and riparian woodlands, and  
28 coniferous forests; however none of the habitats exist on the parcels. Therefore,

1 grading and construction necessary to implement the Project within the MLCC  
2 will not result in significant impacts to these sensitive species or significant  
3 habitats. (Draft EIR, p. 4.4-6.)

4 The burrowing owl is a small, brown, long-legged owl that inhabits open  
5 grassland and arid scrub habitats. (Final EIR, p. 1.0-51.) Suitable habitat for  
6 burrowing owls exists on all of the subject parcels; however, no burrowing owls  
7 were observed during surveys of the Project site. Scattered California ground  
8 squirrel burrows and other potential refuges such as debris piles occur  
9 sporadically throughout the study area, but none were determined to be currently  
10 occupied or recently used by burrowing owls. Monitoring did not reveal any  
11 indication that this species was currently present on or directly adjacent to the site.  
12 Significant adverse impacts are not expected based on the biological studies of the  
13 site. (Draft EIR, p. 4.4-10.) Due to the migratory nature of the burrowing owl,  
14 there is the possibility that burrowing owls could occupy the site prior to  
15 commencement of Project grading and construction. If burrowing owls are  
16 present at the site, preparation of the site, such as grading and construction, could  
17 result in the loss of individual owls, eggs, or young, which would be considered  
18 significant. (Draft EIR, p. 4.4-10.)

19 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1),  
20 changes or alternatives have been required in, or incorporated into, the Project  
21 which avoid or substantially lessen the significant environmental effect associated  
22 with such species and habitat modification identified in the Final EIR. (Draft EIR,  
23 pp. 4.4-11, 4.4-17.) Objective 6 of the MSHCP Reference Document is  
24 implemented through pre-construction surveys for all Covered Activities  
25 conducted within 30 days prior to disturbance. Take of any active nests at that  
26 time will be avoided, and passive relocation will occur when owls are present  
27 outside the nesting season. (Draft EIR, p. 4.4-10.) Impacts will be reduced to  
28

1 below the level of significance through compliance with the provisions of the  
2 MSHCP and with implementation of mitigation measures MM Bio 1, MM Bio 2,  
3 and MM Bio 3, which impose restrictions on certain development activities,  
4 require pre-construction surveys for the migratory bird species, and require  
5 participation in the MSHCP mitigation fee program. (Draft EIR, p. 4.4-11.)  
6

7 No suitable raptor nesting habitat exists on the subject parcels, but it does  
8 exist in the surrounding area. One red tail hawk nest was found within a utility  
9 tower located north of and adjacent to one of the parcels. (Draft EIR, p. 4.4-11.)  
10 If it is found that any of these species has subsequently established an active nest  
11 on the Project site that would be lost as a result of site-preparation, in order to  
12 avoid violation of the MBTA or the California Fish and Game Code, general  
13 guidelines suggest that Project-related disturbances at active nesting territories be  
14 reduced or eliminated during the nesting cycle (generally February 1 to August  
15 31). Should eggs or fledglings be discovered on site, the nest cannot be disturbed  
16 until the young have hatched and fledged (matured to leave the nest on their own).  
17 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or  
18 alternatives have been required in, or incorporated into, the Project which avoid or  
19 substantially lessen the significant environmental effect identified in the Final  
20 EIR. Compliance with the above-listed mitigation measures will reduce these  
21 potential impacts to below the level of significance. (Draft EIR, p. 4.4-11.)

22 Without mitigation, the Project may conflict with the provisions of an  
23 adopted Habitat Conservation Plan, Natural Conservation Community Plan, or  
24 other approved local, regional, or state conservation plan. The Western Riverside  
25 County Multiple Species Habitat Conservation Plan (MSHCP) is a  
26 comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on  
27 conservation of species and associated habitats in Western Riverside County. The  
28 Project site is not located within a Criteria Area, and thus is not subject to the

1 HANS review process for discretionary development Projects. (Draft EIR, p. 4.4-  
2 12.) The Project was reviewed for consistency with the MSHCP Section 6.1.2  
3 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool  
4 guidelines), the Section 6.1.3 (Protection of Narrow Endemic Plant Species  
5 guidelines), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands  
6 Interface) and Section 6.3.2 (Additional Survey Needs and Procedures), and with  
7 the MSHCP's DSFLF conservation objectives. (Final EIR, pp. 1.0-51 to 1.0-52.)  
8 Based upon the analysis in the EIR of consistency with the MSHCP, the results of  
9 the focused biological surveys which evaluated the Project site for potential  
10 biological impacts, and implementation of the listed mitigation measures for  
11 potential impacts to the burrowing owl, it is concluded that the Project is  
12 consistent with the provisions of the adopted MSHCP. (Draft EIR, p. 4.4-15.)  
13 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or  
14 alternatives have been required in, or incorporated into, the Project which avoid or  
15 substantially lessen the significant environmental effect identified in the Final  
16 EIR. (Draft EIR, p. 4.4-15.) Implementation of mitigation measures MM Bio 1,  
17 MM Bio 2, and MM Bio 3 would reduce the impact to a less than significant level  
18 by imposing restrictions on certain development activities as related to sensitive  
19 species, requiring pre-construction surveys for the species prior to development  
20 activities, and requiring participation in the MSHCP mitigation fee program.

21 Regarding cumulative impacts, build-out of the General Plan will result in  
22 the direct mortality of individuals of listed, proposed or candidate species or the  
23 loss of habitat occupied by such species. These impacts are considered significant  
24 at the General Plan level. (Draft EIR, p. 6.0-14.) Implementation of RCIP  
25 General Plan EIR mitigation measures will reduce impacts to oak trees to below a  
26 level of significant, but although these policies and mitigation measures will  
27 reduce other impacts to biological resources, these impacts will remain  
28

1 significant. Biological surveys were completed for the Project site. (Draft EIR,  
2 Appendix C.) No threatened or endangered species were found, and no naturally  
3 occurring plant communities (e.g., Riverside and sage scrub, riparian, wetland  
4 habitats, vernal pool complexes, etc.) exist on any of the parcels that are the  
5 subject of the EIR's analysis. (Draft EIR, p. 6.0-15.) No listed species were  
6 observed during the survey effort.

7 A focused surveys for the burrowing owl (*Athene cunicularia*) was  
8 conducted on the Project site. No occupied burrows were identified and no  
9 foraging burrowing owls were observed during the surveys. Pursuant to  
10 burrowing owl Objective 6 in Section B of the MSHCP Reference Document a  
11 30-day pre-construction survey for burrowing owl is required where suitable  
12 habitat is present; and if burrowing owls are present, they must be relocated by  
13 passive or active relocation as agreed to by the Riverside County Environmental  
14 Programs Department. (Draft EIR, p. 6.0-16; Final EIR, p. 1.0-62.) Loss of  
15 habitat from the site is considered to represent an incremental reduction of  
16 foraging area for off-site and/or dispersing burrowing owls only. This loss is not  
17 expected to reduce population numbers in the region. Therefore, significant  
18 adverse impacts are not expected. (Draft EIR, p. 6.0-16.) If burrowing owls are  
19 present on-site, preparation from grading and construction could result in the loss  
20 of individual owls, eggs, or young which is considered significant pursuant to  
21 CEQA and Fish and Game Code. If left unmitigated, the Project could result in  
22 significant impacts to the burrowing owl. (Draft EIR, p. 6.0-16.)

23 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1),  
24 changes or alternatives have been required in, or incorporated into, the Project  
25 which avoid or substantially lessen the significant environmental effect identified  
26 in the Final EIR. In order to avoid violation of the MBTA or the California Fish  
27 and Game Code, general guidelines suggest that Project-related disturbances at  
28

1 active nesting territories be reduced or eliminated during the nesting cycle  
2 (generally February 1 to August 31). Should eggs or fledglings be discovered on  
3 site, the nest cannot be disturbed (pursuant to CDFG guidelines) until the young  
4 have hatched and fledged (matured to a state that they can leave the nest on their  
5 own). (See *infra* discussion of MM Bio 1.) MM Bio 2 will require surveying the  
6 property to avoid disturbance of potentially present species. To address the  
7 impacts associated with the cumulative loss of habitat for special status birds by  
8 the loss of foraging habitat, the Project shall be conditioned for payment of  
9 MSHCP mitigation fees as set forth under Ordinance No. 810, which is also  
10 imposed under MM Bio 3. Payment of these fees will mitigate for the cumulative  
11 loss of habitat associated with the species listed above and additional species  
12 identified in the MSHCP. (Draft EIR, p. 6.0-17.) After incorporation of  
13 mitigation measures, potential adverse impacts associated with special-status  
14 species and the cumulative impacts associated with the loss of foraging habitat  
15 will be reduced to a less than significant level. (Draft EIR, p. 6.0-17.)

16 2. Mitigation:

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

- 21 a. Mitigation Measure Bio 1: In order to avoid violation of the MBTA and  
22 California Fish and Game Code site-preparation activities (removal of  
23 trees and vegetation) shall be avoided, to the greatest extent possible,  
24 during the nesting season (generally February 1 to August 31) of  
25 potentially occurring native and migratory bird species. (Draft EIR, p.  
26 4.4-16.)

27 If site-preparation activities are proposed during the  
28

1 nesting/breeding season (February 1 to August 31), a pre-activity field  
2 survey shall be conducted by a qualified biologist to determine if active  
3 nests of species protected by the Migratory Bird Treaty Act (MBTA) or  
4 the California Fish and Game Code are present in the construction zone. If  
5 active nests are not located within the Project area and appropriate buffer,  
6 construction may be conducted during the nesting/breeding season.  
7 However, if active nests are located during the pre-activity field survey, no  
8 grading or heavy equipment activity shall take place within at least 500  
9 feet of an active listed species or raptor nest, 300 feet of other sensitive or  
10 protected (under MBTA or California Fish and Game Code) bird nests  
11 (non-listed), or within 100 feet of sensitive or protected songbird nests,  
12 until the nests are no longer active. (Draft EIR, p. 4.4-16.)

- 13 b. Mitigation Measure Bio 2: A pre-construction survey for resident  
14 burrowing owls will be conducted by a qualified biologist within 30 days  
15 prior to commencement of grading and construction activities within those  
16 portions of the Project site containing suitable burrowing owl habitat. If  
17 ground disturbing activities in these areas are delayed or suspended for  
18 more than 30 days after the pre-construction survey, the area shall be  
19 resurveyed for owls. The pre-construction survey and any relocation  
20 activity will be conducted in accordance with the CDFG Report on  
21 Burrowing Owl Mitigation, 1995. (Draft EIR, p. 4.4-16.)

22 If active nests are located, they shall be avoided or the owls  
23 actively or passively relocated. To adequately avoid active nests, no  
24 grading or heavy equipment activity shall take place within at least 250  
25 feet of an active nest during the breeding season (February 1 through  
26 August 31), and 160 feet during the non-breeding season. (Draft EIR, p.  
27 4.4-17.)  
28



1 If burrowing owls occupy the site and cannot be avoided, active or  
2 passive relocation shall be used to exclude owls from their burrows, as  
3 agreed to by the Riverside County Environmental Programs Department.  
4 Relocation shall be conducted outside the breeding season or once the  
5 young are able to leave the nest and fly. Passive relocation is the  
6 exclusion of owls from their burrows (outside the breeding season or once  
7 the young are able to leave the nest and fly) by installing one-way doors in  
8 burrow entrances. These one-way doors allow the owl to exit the burrow,  
9 but not enter it. These doors shall be left in place 48 hours to ensure that  
10 the owls have left the burrow. Artificial burrows shall be provided nearby.  
11 The Project area shall be monitored daily for one week to confirm owl use  
12 of burrows, before excavating burrows in the impact area. Burrows shall  
13 be excavated using hand tools and refilled to prevent reoccupation.  
14 Sections of flexible pipe shall be inserted into the tunnels during  
15 excavation to maintain an escape route for any animals inside the burrow.  
16 If active relocation is required, the Environmental Programs Department  
17 shall be consulted to determine available, acceptable receiving sites, where  
18 this species has a greater chance of successful long-term relocation. (Draft  
19 EIR, p. 4.4-17.)

- 20 c. Mitigation Measure Bio 3: The County of Riverside is a participating  
21 entity or permittee of the Western Riverside County Multiple Species  
22 Habitat Conservation Plan (MSHCP). The purpose of the MSHCP is to  
23 conserve open space and habitat on a county-wide, cumulative basis. Take  
24 authorization for the MSHCP was granted by the USFWS and CDFG on  
25 June 22, 2004. The County of Riverside authorizes take for Projects in  
26 compliance with the MSHCP. Payment of the MSHCP fee requirements  
27 will provide adequate mitigation for potential impacts to the Cooper's  
28

1 hawk, southern California rufous-crowned sparrow, northern harrier, San  
2 Diego black-tailed jackrabbit, coastal western whiptail, northern red  
3 diamond rattlesnake and other species and plant communities. To address  
4 the impacts associated with the cumulative loss of habitat for special status  
5 birds by the loss of habitat, the Project shall be conditioned to pay  
6 MSHCP mitigation fees as set forth under Ordinance No. 810. (Draft EIR,  
7 p. 4.4-17.)

8 D. Cultural Resources

9 1. Impacts:

10 The Project would not restrict any existing religious or sacred uses within  
11 the potential impact area. (Draft EIR, p. 4.5-7.) The archaeological impact  
12 assessment on the parcels did not locate evidence of Native American religious,  
13 ritual, or other special activities at this location. No Project-specific mitigation  
14 measures are required since no significant adverse impacts are anticipated.

15 The Project would not alter or destroy an historic site or cause a  
16 substantial adverse change in the significance of a historical resource as defined in  
17 California Code of Regulations, Section 15064.5. (Draft EIR, pp. 4.5-7 to 4.5-8.)  
18 No evidence of historic materials was observed during the archaeological impact  
19 assessment of the site. A small grouping of homes constructed in the 1930s as  
20 housing for the industrial/military operations at the Space Center is located west  
21 of the Project site on the west side of Etiwanda Avenue. (Draft EIR, pp. 4.5-7 to  
22 4.5-8.) These homes have been occupied, even though the surrounding land uses  
23 have continued as mainly industrial and manufacturing uses. (Draft EIR, p. 4.5-  
24 8.) There are no registered historical resources within Mira Loma Village, and no  
25 construction will occur within Mira Loma Village. (Draft EIR, p. 4.5-8.) No  
26 historical resources exist within or adjacent to the Project area, thus impacts from  
27 the Project are considered to be less than significant. (Draft EIR, p. 4.5-8.) No  
28

1 Project-specific mitigation measures are required since no significant adverse  
2 impacts are anticipated.

3 Without mitigation, the Project may have potential impacts that alter or  
4 destroy or cause a substantial adverse change in the significance of archaeological  
5 sites or resources pursuant to State CEQA Guideline section 15064.5. (Draft EIR,  
6 p. 4.5-6.) No evidence of the presence of an archaeological site was observed  
7 during the archaeological impact assessment on the parcels; however, there is a  
8 slight potential that archaeological resources may be identified in buried context  
9 and impacted during Project-related excavations. Grading and construction  
10 proposed will not result in any significant impacts to cultural or historic resources.  
11 (Draft EIR, p. 4.5-6 to 4.5-7.) Further, no indirect impacts to cultural resources  
12 located within the Project environs are anticipated as a result of the introduction  
13 of additional urban activity associated with the proposed development. (Draft  
14 EIR, p. 4.5-7.) The impact of the Project upon these archaeological sites is  
15 considered to be below the level of significance. (*Id.*) However, prehistoric  
16 resources may be identified in buried context and impacted during Project-related  
17 excavations. Pursuant to State CEQA Guidelines section 15091, subdivision  
18 (a)(1), changes or alternatives have been required in, or incorporated into, the  
19 Project which avoid or substantially lessen the significant environmental effect  
20 identified in the Final EIR. (See Draft EIR, pp. 4.5-6 to 4.5-7.) Mitigation  
21 measures MM Cultural 1, MM Cultural 2, MM Cultural 3, and MM Cultural A, as  
22 listed below, will ensure that potential Project impacts to currently unknown  
23 archaeological resources are mitigated to a level below significance. Although  
24 MM Cultural 1 and MM Cultural 2 were amended by the Final EIR, and MM  
25 Cultural A was added by the Final EIR, the findings of significance determined in  
26 the Draft EIR remain the same and unchanged. The mitigation measures will  
27 ensure that any accidentally discovered and uncovered resources are carefully  
28

1 monitored, evaluated, and properly handled. (Draft EIR, p. 4.5-7.)

2  
3 Without mitigation, the Project may have potential impacts on human  
4 remains, including those interred outside of any formal cemeteries, if human  
5 remains are uncovered by construction or development activities. No evidence of  
6 archaeological resources was observed during the archaeological impact  
7 assessment and the Project site is not expected to contain human remains due to  
8 the lack of any indication of a formal cemetery or informal family burial plots.  
9 However, such remains could be uncovered during development activity.  
10 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or  
11 alternatives have been required in, or incorporated into, the Project which avoid or  
12 substantially lessen the significant environmental effect associated with the  
13 finding or disturbance of human remains identified in the Final EIR. (Draft EIR,  
14 p. 4.5-7.) Mitigation measures MM Cultural 1, MM Cultural 2, and MM Cultural  
15 3, and MM Cultural A are to be implemented to prevent the potential for  
16 significant impacts. (See Draft EIR, pp. 4.5-8 to 4.5-9; see also Final EIR, pp.  
17 1.0-54 to 1.0-56.) Although MM Cultural 1 and MM Cultural 2 were amended by  
18 the Final EIR, and MM Cultural A was added by the Final EIR, the findings of  
19 significance determined in the Draft EIR remain the same and unchanged. The  
20 mitigation measures will mitigate impacts from the accidental uncovering of  
21 human remains to below the level of significance by ensuring that any  
22 accidentally discovered and uncovered resources are carefully monitored,  
23 evaluated, and properly handled. (Draft EIR, p. 4.5-7.)

24 Without mitigation, the Project may have potential impacts to a  
25 paleontological resource, or site, or unique geologic feature. According to the  
26 RCIP General Plan, Paleontological Sensitivity map (Figure OS-8), the Project  
27 site is located within an area that has high potential for finding paleontological  
28 resources. The Project site is located within an area mapped as High B (Hb). The

1 RCIP General Plan EIR states that this sensitivity rating is based on occurrence of  
2 fossils at a specific depth below the surface that are known to contain or have the  
3 correct age and depositional conditions to contain significant paleontological  
4 resources. "Hb" indicates that fossils are likely to be encountered at or below 4  
5 feet of depth, and may be impacted during excavation by construction activities.  
6 (Draft EIR, p. 4.5-8.) However, the entire Mira Loma Commerce Center was  
7 mass graded in the 1990s and no paleontological resources were found.  
8 Therefore, potential Project impacts to paleontological resources are not expected  
9 and are considered to be less than significant. However, construction or  
10 development activities may uncover paleontological resources. Pursuant to State  
11 CEQA Guidelines Section 15091, subdivision (a)(1), changes or alternatives have  
12 been required in, or incorporated into, the Project which avoid or substantially  
13 lessen the significant environmental effect identified in the Final EIR. Mitigation  
14 measures MM Cultural 1, MM Cultural 2, and MM Cultural 3, and MM Cultural  
15 A are to be implemented to prevent the potential for significant impacts. (Draft  
16 EIR, pp. 4.5-8 to 4.5-9.) Amendment of MM Cultural 1 and MM Cultural 2 and  
17 the addition of MM Cultural A by the Final EIR will not result in a change to the  
18 findings of significance determined in the Draft EIR. These mitigation measures  
19 will reduce impacts from the accidental uncovering of paleontological resources  
20 to below the level of significance by ensuring that any accidentally discovered  
21 and uncovered resources are carefully monitored, evaluated, and properly  
22 handled. (Draft EIR, p. 4.5-7.)

23 Build-out under the RCIP General Plan has the potential to adversely  
24 affect cultural resources, and cumulatively contribute significantly to the loss of  
25 these resources. However, implementation of the General Plan's policies and  
26 RCIP EIR mitigation measures would reduce the potential impacts on cultural and  
27 paleontological resources to below the level of significance. (Draft EIR, p. 6.0-  
28

17.) For the Project, no evidence of archaeological resources was observed during a archaeological impact assessment. Grading and construction is not anticipated to result in any significant impacts to cultural or historic resources or indirect impacts to cultural resources. (Draft EIR, pp. 6.0-17 to 6.0-18.) Prehistoric resources may be identified in buried context and impacted during Project-related excavations, but can be mitigated to below the level of significance through the implementation of mitigation measures. (Draft EIR, p. 6.0-18.) The entire site Mira Loma Commerce Center was mass graded in the 1990s and no paleontological resources were found. Therefore, potential impacts to paleontological resources are not expected and are considered to be less than significant. In the unlikely event that construction/development activities uncovers paleontological resources, potential impacts to these paleontological resources can be mitigated to below the level of significance through the implementation of mitigation measures. (Draft EIR, pp. 6.0-17 to 18.)

Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or alternatives have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect identified in the Final EIR. Mitigation measures have been incorporated into the Cultural Resources section of the Draft EIR that will reduce Project-related impacts due to accidentally discovered historical, archaeological and/or paleontological resources to less than significant levels. (Draft EIR, p. 6.0-18; see also *infra* discussion of mitigation.) After incorporation of mitigation measures, potential adverse impacts associated with cumulative impacts will be reduced to a less than significant level. (Draft EIR, p. 6.0-18.)

2. Mitigation:

The Project has been modified to mitigate or avoid the potentially significant impacts by the following mitigation measures, which are hereby adopted and will

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

- 3 a. Mitigation Measure Cultural A: Prior to the issuance of grading permits, a  
4 qualified archaeologist (pursuant to the Secretary of the Interior's  
5 standards and County guidelines) shall be retained by the Project  
6 developer/permittee for limited archaeological monitoring of the grading  
7 with respect to potential impacts to potential subsurface archaeological  
8 and/or cultural resources. A pre-grading meeting between the  
9 archaeologist and the excavation and grading contractor shall take place  
10 to outline the procedures to be followed if buried materials of potential  
11 historical, cultural or archaeological significance or paleontological  
12 resources are accidentally discovered during earth-moving operations and  
13 to discuss the implementation of mitigation measures MM Cultural 1,  
14 MM Cultural 2 and MM Cultural 3. During grading operations, when  
15 deemed necessary in the professional opinion of the retained  
16 archaeologist (and/or as determined by the Planning Commission), the  
17 archaeologist, the archaeologist's on-site representative(s), and any the  
18 Native American tribal representative(s) (if any Native American cultural  
19 or burial deposits are uncovered) shall actively monitor all Project-related  
20 grading and shall have the authority to temporarily divert, redirect, or halt  
21 grading activity to allow recovery of archaeological and/or cultural  
22 resources. Prior to the issuance of grading permits, a copy of a fully  
23 executed archaeological services contract including the NAME,  
24 ADDRESS and TELEPHONE NUMBER of the retained archaeologist  
25 shall be submitted to the Planning Department and the Department of  
26 Building and Safety Grading Division. (Final EIR, pp. 1.0-54 to 1.0-55.)  
27 If the retained archaeologist finds no potential for impacts to  
28

1 archaeological and/or cultural resources after monitoring of initial  
2 clearing, grubbing, and cuts have been conducted, a detailed letter shall be  
3 submitted to the Planning Department certifying this finding by the  
4 retained qualified archaeologist. (Final EIR, p. 1.0-55.)

- 5 b. Mitigation Measure Cultural 1: If during ground disturbance activities,  
6 unique cultural resources are discovered that were not assessed by the  
7 archaeological report conducted prior to Project approval, the following  
8 procedures shall be followed. Unique cultural resources are defined, for  
9 this condition, as being multiple artifacts in close association with each  
10 other, but may include fewer artifacts if the area of the find is determined  
11 to be of significance due to its sacred, cultural, or historical importance.  
12 (Final EIR, p. 1.0-55.)

- 13 i. All ground disturbance activities within 100 feet of the discovered  
14 cultural resource shall be halted until a meeting is convened  
15 between the developer, the archaeologist, a Native American tribal  
16 representative, and the Planning Commission to discuss the  
17 significance of the find. (Final EIR, p. 1.0-55.)
- 18 ii. At the meeting, the significance of the discoveries shall be  
19 discussed and after consultation with the Native American tribal  
20 representative and the archaeologist, a decision shall be made, with  
21 the concurrence of the Planning Commission, as to the appropriate  
22 mitigation (documentation, recovery, avoidance, etc.) for the  
23 cultural resources. (Final EIR, p. 1.0-55.)
- 24 iii. Grading or further ground disturbance shall not resume within the  
25 area of the discovery until an agreement has been reached by the  
26 archaeologist, with the concurrence of the Planning Commission,  
27 as to the appropriate mitigation. (Final EIR, p. 1.0-55.)  
28



- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28
- c. Mitigation Measure Cultural 2: If human remains are encountered, State Health and Safety Code section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code section 5097.98. The County Coroner shall be notified of the find immediately. Further, pursuant to Public Resources Code section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the coroner shall notify the Native American Heritage Commission within the period specified by law. Subsequently, the Native American Heritage Commission shall identify and notify the appropriate Native American Tribe who is the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code section 5097.98. (Final EIR, p. 1.0-55 to 1.0-56.)
- d. Mitigation Measure Cultural 3: Should construction/development activities uncover paleontological resources, work shall be moved to other parts of the Project site and a qualified paleontologist shall be contacted to determine the significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented. Appropriate measures would include that a qualified paleontologist be permitted to recover and evaluate the find(s) in accordance with current standards and guidelines. (Draft EIR, p. 4.5-9.)

E. Geology and Soils

1. Impacts:

The Project would not expose people or structures to potentially

1 substantial adverse effects, including the risk of loss, injury, or death involving  
2 rupture of a known earthquake fault. (Draft EIR, p. 4.6-7.) The Project site is not  
3 located within either an Alquist-Priolo Earthquake Fault Zone or a County Fault  
4 Zone. The closest known active faults are the San Jose fault located  
5 approximately 6 miles northwest of the site and the Cucamonga fault located  
6 approximately 9 miles northwest of the site. Due to the distance of the risk of  
7 surface rupture due to an earthquake is not expected to impact development of the  
8 Project site. No Project-specific mitigation measures are required since no  
9 significant adverse impacts are anticipated.

10 The Project would not expose people or structures to potentially  
11 substantial adverse effects, including the risk of loss, injury, or death involving  
12 seismic-related ground failure, including liquefaction. (Draft EIR, p. 4.6-7.) The  
13 Project site does not lie within an area of low liquefaction susceptibility as shown  
14 by the RCIP General Plan's Safety Element. The geotechnical studies indicate  
15 that the potential for liquefaction at the Project site is considered to be very low.  
16 No Project-specific mitigation measures are required since no significant adverse  
17 impacts are anticipated.

18 The Project would not expose people or structures to potentially  
19 substantial adverse effects, including the risk of loss, injury, or death involving  
20 strong seismic ground shaking and other geologic hazards such as seiche,  
21 mudflow or volcanic hazard. (Draft EIR, p. 4.6-8.) The Project site is located,  
22 along with the majority of Western Riverside County, within a zone of very high  
23 (30-40% g) general ground-shaking risk, as shown in the RCIP General Plan's  
24 Safety Element. The closest known active faults are the San Jose fault, 6 miles  
25 northwest, and the Cucamonga Fault, 9 miles northwest of the site. Other faults  
26 include the Chino fault, 10 miles southwest, the Elsinore fault, 12 miles  
27 southwest, and the San Andreas fault, 18 miles northeast. Due to the distance of  
28

1 faults, the risk of surface rupture is not expected to impact the Project site. (Draft  
2 EIR, pp. 4.6-7 to 8.) A maximum horizontal ground acceleration of 0.37g may  
3 occur from a 7.0 earthquake along the Cucamonga fault. Ground shaking from  
4 other active faults is expected to be lower. The Project will follow engineering  
5 and design parameters in accordance with the most recent edition of the UBC  
6 and/or the Structural Engineers Association of California parameters, as required  
7 in standard conditions of approval. Therefore, ground-shaking is expected to  
8 cause less than significant impacts to the Project. (Draft EIR, p. 4.6-8.) The  
9 USGS topographic maps do not depict close proximity of any steep slopes that  
10 could generate mudflow, large bodies of water that could produce seiches, or  
11 volcanoes. Therefore, there is no impact from these hazards, and no Project-  
12 specific mitigation measures are required.

13 The Project would not be located on a geologic unit or soil that is unstable,  
14 or that would become unstable as a result of the Project, and will not potentially  
15 result in on- or off-site landslide, lateral spreading, collapse, rockfall hazards or  
16 ground subsidence. (Draft EIR, p. 4.6-9.) The Project site is suitable from a  
17 geotechnical standpoint, provided that the geotechnical studies are followed. The  
18 Project will be required to comply with the regulatory requirements of the  
19 California Building Code (Title 24 of the California Code of Regulations) and  
20 Riverside County's building ordinance (Riverside County Ordinance No. 457).  
21 Compliance with these regulations will adequately address all site-related soil  
22 conditions and therefore the any impact related to a potential instability of the  
23 Project site's geologic unit or soil will be less than significant. No Project-  
24 specific mitigation measures are required since no significant adverse impacts are  
25 anticipated.

26 The Project would not result in any increase in water erosion either on or  
27 off site. (Draft EIR, p. 4.6-9.) There are no rivers, streams, or lakes on the Project  
28

1 site. There is a drainage channel approximately 600 feet to the east. Standard  
2 construction procedures and Best Management Practices (BMPs) through the  
3 required National Pollutant Discharge Elimination System (NPDES) construction  
4 permit will be followed to minimize erosion. The San Sevaine Flood Control  
5 Channel is a concrete lined channel, which will receive storm water runoff from  
6 the Project site. No impacts to the channel are anticipated. During construction  
7 the removal of topsoil, grading, excavation, and trenching may result in an  
8 increase in runoff, but will be short-term. No Project-specific mitigation  
9 measures are required since no significant adverse impacts are anticipated.

10 The Project would not change the topography or ground surface relief  
11 features, create cut or fill slopes greater than 2:1 or higher than 10 feet, or result in  
12 grading that affects or negates subsurface sewage disposal systems. (Draft EIR, p.  
13 4.6-10.) The topography at the Project site and in the immediate vicinity is  
14 relatively flat and was mass graded and filled. The scale is consistent with  
15 construction in the area. Sewer service to the Project area is provided by the  
16 Jurupa Community Services District and there are no subsurface disposal systems  
17 within the area that will be impacted by Project construction. Therefore, there  
18 will be no Project impacts related to a change in topography, the creation of steep  
19 or high cut and fill slopes or subsurface sewage disposal systems. No Project-  
20 specific mitigation measures are required since no significant adverse impacts are  
21 anticipated.

22 The Project would not result in substantial soil erosion or the loss of  
23 topsoil. (Draft EIR, p. 4.6-10.) The Project site is not within an area of wind  
24 erosion or blowsand, but is located within the County's Agricultural Dust Control  
25 Area No. 1, under Ordinance No. 484, prohibiting disturbance of land without  
26 protection to prevent the soil from being blown onto other property and roads. All  
27 grading will be in compliance with existing regulations, such as the NPDES  
28

1 permit, and will use BMPs to prevent wind erosion. Compliance with these  
2 mandatory requirements will reduce any wind erosion to less than significant. No  
3 Project-specific mitigation measures are required since no significant adverse  
4 impacts are anticipated.

5 The Project would not be located on expansive soil, as defined in Table  
6 18-1-B of the Uniform Building Code, and would not create a substantial risk to  
7 life or property. (Draft EIR, p. 4.6-10.) The geotechnical studies found that upper  
8 the soil materials are granular and considered not critically expansive, and thus  
9 specialized construction procedures to resist expansive soil forces are not  
10 required. No Project-specific mitigation measures are required since no  
11 significant adverse impacts are anticipated.

12 The Project would not change the site's deposition, siltation or erosion  
13 which may modify the channel of a river or stream or the bed of a lake. (Draft  
14 EIR, p. 4.6-11.) The Project will not substantially alter existing drainage or  
15 streams. There are no blue-line streams or rivers depicted on the USGS  
16 topographic maps within one-half mile of the Project site, and no signs of a  
17 natural water courses in the area that could be impeded by substantial erosion or  
18 siltation related to Project. (Draft EIR, p. 4.6-10.) By preparing a site-specific  
19 Storm Water Pollution Prevention Plan (SWPPP), the Project demonstrates  
20 control and containment of erosion and siltation. (Draft EIR, pp. 4.6-10 to 4.6-  
21 11.) Reduced infiltration due to paving could lead to increased volumes of storm  
22 flows entering San Sevaine Channel. However, the channel was designed to  
23 convey the area's 100-year storm event and water that will be generated from the  
24 Project, and it is concrete lined. Therefore, compliance with standard regulatory  
25 requirements will result in the Project having no impact related to deposition,  
26 siltation or erosion modifying the channel of a river or stream or the bed of a lake.  
27 No Project-specific mitigation measures are required since no significant adverse  
28

1 impacts are anticipated.

2  
3 The Project would not be impacted by or result in an increase in wind  
4 erosion and blowsand, either on or off site. (Draft EIR, p. 4.6-11.) The Project  
5 site is not within an area of Wind Erosion or Blowsand, but it is located within the  
6 County's Agricultural Dust Control Area No. 1, under Ordinance No. 484, which  
7 prohibits disturbance of land without protection to prevent the soil from being  
8 blown onto other property and roads. All grading will be in compliance with  
9 existing regulations, such as the NPDES permit, and will be required to use BMPs  
10 to prevent wind erosion. Compliance with these mandatory requirements will  
11 reduce any wind erosion or blowsand to levels that are less than significant. No  
12 Project-specific mitigation measures are required since no significant adverse  
13 impacts are anticipated.

14 With regards to cumulative geological impacts, geologic hazards,  
15 including fault rupture hazards, ground shaking, liquefaction, landslides and  
16 rockfalls, seismically-induced settlement, subsidence and collapsible soils, and  
17 soil erosion and loss of topsoil were addressed in the RCIP EIR. Cumulatively,  
18 build-out of the RCIP General Plan will contribute significantly to the increased  
19 exposure of people and property to seismic, slope, soil instability and wind  
20 hazards. However, these impacts will be reduced to below the level of  
21 significance through implementation of General Plan policies, RCIP General Plan  
22 EIR mitigation measures, and existing regulatory requirements. (Draft EIR, p.  
23 6.0-18.) Potential impacts related to proximity to known fault zones, landslide  
24 risk, seiches, mudflows, volcanic hazards, expansive soils, sediment deposition,  
25 liquefaction, and the creation of cut or fill slopes greater than 2:1 or higher than  
26 10 feet were all found to be less than significant in the NOP for this Project (Draft  
27 EIR, Appendix A) and potential impacts from ground shaking risks, ground  
28 subsidence, soil erosion, changes in topography or ground surface relief feature

1 and wind erosion were also found to be less than significant. The potential  
2 geologic hazards that would affect this development have been addressed in the  
3 RCIP General Plan EIR, and there will be no cumulative impact beyond that  
4 addressed in the RCIP General Plan EIR. (Draft EIR, pp. 6.0-18 to 6.0-19.) No  
5 mitigation measures are required. (Draft EIR, p. 6.0-19.)  
6

7 2. Mitigation:

8 No Project-specific mitigation measures are required.

9 F. Hazards and Hazardous Materials

10 1. Impacts:

11 The Project would not create a significant hazard to the public or the  
12 environment through the routine transport, use, or disposal of hazardous materials.  
13 (Draft EIR, p. 4.7-4.) Plot Plan No. 17788 and Plot Plan No. 16979 are to be used  
14 for warehousing/distribution and the site is zoned Manufacturing-Medium (M-M),  
15 a compatible zone for this use. The M-M zoning designation allows certain land  
16 uses which might use hazardous materials. However, as proposed, the Project  
17 will not involve the routine transport, use or disposal of hazardous materials. The  
18 remainder of the site is zoned Manufacturing-Medium (M-M), and Industrial Park  
19 (I-P), and the use is speculative at this time. Future use of hazardous materials  
20 would be subject to standard Riverside County Department of Environmental  
21 Health policies and permitting procedures. Therefore, the impact is less than  
22 significant, and no Project-specific mitigation measures are required since no  
23 significant adverse impacts are anticipated.

24 The Project would not create a significant hazard to the public or the  
25 environment through reasonably foreseeable upset and accident conditions  
26 involving the release of hazardous materials into the environment. (Draft EIR, p.  
27 4.7-4.) The Project proposes business park and warehouse/distribution facilities,  
28 without the emission of hazardous emissions from non-vehicular sources or

1 handling of hazardous or acutely hazardous materials, substances, or waste.  
2 Emissions from vehicles are discussed in the Air Quality section. Should the use  
3 of hazardous materials be proposed on the site in the future, the use would be  
4 subject to standard Riverside County Department of Environmental Health  
5 policies and permitting procedures. Therefore, the impact is less than significant,  
6 and no Project-specific mitigation measures are required since no significant  
7 adverse impacts are anticipated.

8 The Project would not impair the implementation of, or physically  
9 interfere with, an adopted emergency response plan or emergency evacuation  
10 plan. (Draft EIR, p. 4.7-4.) The Project site will have an access road, thereby  
11 allowing for access of emergency response vehicles, and accordingly, will not  
12 physically interfere or impact the implementation of adopted emergency response  
13 plans for the County. Therefore, impacts will be less than significant, and no  
14 Project-specific mitigation measures are required since no significant adverse  
15 impacts are anticipated.

16 The Project would not emit hazardous emissions or handle hazardous or  
17 acutely hazardous materials, substances, or waste within one-quarter mile of an  
18 existing or proposed school. (Draft EIR, p. 4.7-5.) The Project proposes business  
19 park and warehouse/distribution facilities that will not emit hazardous emissions  
20 or handle hazardous or acutely hazardous materials, substances, or waste. The  
21 nearest schools to the Project site are Mission Bell Elementary School located  
22 approximately 3/4 mile to the southeast, Granite Hill Elementary School  
23 approximately 1 1/4 mile to the east, and Jurupa Valley High School located  
24 approximately 1 1/4 mile south of the Project site. Therefore, the Project will not  
25 impact existing or proposed schools within one-quarter mile, and no Project-  
26 specific mitigation measures are required since no significant adverse impacts are  
27 anticipated.  
28



1           The Project would not result in an inconsistency with an Airport Master  
2 Plan or require review by the Airport Land Use Commission. (Draft EIR, p. 4.7-  
3 6.) The Project site is within the mapped safety clearance zones associated with  
4 the Ontario International Airport that regulates building heights. Typical building  
5 heights would not exceed the allowable height. Therefore, the Project is  
6 consistent with the Plan, will not require review by the Airport Land Use  
7 Commission, and there will be no impact. No Project-specific mitigation  
8 measures are required since no significant adverse impacts are anticipated.

9           The Project would not exceed the allowable heights under mapped safety  
10 clearance zones associated with the Ontario Airport, and thus would not result in a  
11 safety hazard for people working in the Project area, as it pertinent to operating in  
12 proximity to Ontario Airport. (Draft EIR, p. 4.7-6.) Other than the Project's  
13 location within the mapped safety clearance zones for Ontario Airport, the Project  
14 is not located within an airport land use plan. Nonetheless, the Project is not  
15 anticipated to result in any safety hazard for people working in the Project area,  
16 because the buildings for the Project would be within the regulated height  
17 standards pertaining to the airport's safety clearance zones. The Project is not  
18 within the vicinity of a private airstrip, the Project is not within the vicinity of a  
19 private airstrip or heliport, (Draft EIR, Appendix A; Draft EIR, p. 4.7-6.) The  
20 Project would not result in a safety hazard for people working in the Project area,  
21 and no Project-specific mitigation measures are required since no significant  
22 adverse impacts are anticipated.

23           The Project will not expose people or structures to a significant risk of  
24 loss, injury or death involving wildland fires, including where wildlands are  
25 adjacent to urbanized areas or where residences are intermixed with wildlands.  
26 (Draft EIR, p. 4.7-6.) The Project site is not located within a Hazardous Fire  
27 Area, as designated by the Riverside County General Plan. Therefore there will  
28

1 be no impact, and no Project-specific mitigation measures are required since no  
2 significant adverse impacts are anticipated.

3 The Project would not be located on a site which is included on a list of  
4 hazardous materials sites compiled pursuant to Government Code Section  
5 65962.5 and, as a result, would not create a significant hazard to the public or the  
6 environment. (Draft EIR, p. 4.7-5.) The Project is not located on a hazardous  
7 materials site list and a Phase I Environmental Site Assessment of the site  
8 revealed no evidence of recognized environmental conditions related to hazardous  
9 materials in connection with the Project site. However, the Phase I  
10 Environmental Site Assessment Report did identify soil piles with concrete,  
11 asphalt, construction debris, minor household waste, and abandoned tires on the  
12 Project site. The currently undeveloped Project site is not contaminated and no  
13 mechanism is needed to initiate any required further investigation and/or  
14 warranted remediation. There is no evidence that hazardous materials or wastes  
15 were stored at the Project site, and no release of a hazardous material has taken  
16 place, therefore no further studies are warranted. (Draft EIR, p. 4.7-5.)  
17 Nonetheless, as a precaution against potential impacts, the report recommended  
18 that these piles be properly disposed of. Therefore, mitigation measure MM  
19 Hazards 1 was included in the Draft EIR to require the removal of these soil piles  
20 from the Project site, which will ensure that potential impacts remain less than  
21 significant. (Draft EIR, pp. 4.7-5 to 4.7-6.) As an additional precaution, the Final  
22 EIR has added mitigation measure MM Hazards 2 for inspecting the Project site  
23 prior to construction to look for further evidence of contamination. (Final EIR, p.  
24 1.0-56.) The mitigation measure added by the Final EIR will not result in a  
25 change in the level of significance. Notwithstanding the finding that no hazardous  
26 materials were found on-site, pursuant to State CEQA Guidelines section 15091,  
27 subdivision (a)(1), changes or alternatives have been required in, or incorporated  
28

1 into, the Project which avoid or substantially lessen the potentially significant  
2 environmental effect identified in the Final EIR.

3 2. Mitigation:

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

- 8 a. Mitigation Measure Hazards 1: Soil piles, with pieces of cement, asphalt,  
9 construction debris and minor household trash, abandoned tires, concrete  
10 chunks and asphalt chunks located on portions of the Project site shall be  
11 property disposed of according to applicable laws and regulations. (Draft  
12 EIR, p. 4.7-7.)
- 13 b. Mitigation Measure Hazards 2: A pre-construction inspection of each plot  
14 plan site shall be conducted by a qualified environmental professional to  
15 look for contaminated soil as evidenced by discoloration, odors,  
16 differences in soil properties, abandoned underground tanks or pipes or  
17 buried debris. If contaminated soil is encountered during the pre-  
18 construction inspection or during site development, work will be halted  
19 and site conditions will be evaluated by a qualified environmental  
20 professional. The results of the evaluation will be submitted to the County  
21 of Riverside Department of Environmental Health, and the appropriate  
22 response/remedial measures will be implemented, as directed by County  
23 of Riverside Department of Environmental Health, or other applicable  
24 oversight agency, until all specified requirements of the oversight agencies  
25 are satisfied and a "no-further-action" status is attained. Fill material  
26 imported from other areas shall be tested to assess that it is suitable to be  
27 used as fill, including testing for unsafe levels of hazardous materials,  
28

1 prior to placement on site. (Final EIR, p. 1.0-56.)

2 G. Hydrology and Water Quality

3 1. Impacts:

4 The Project would not deplete ground water supplies or interfere with  
5 ground water recharge. (Draft EIR, p. 4.8-16.) Jurupa Community Services  
6 District (JCSD) is the provider of domestic potable water to the Project area  
7 supplied by JCSD groundwater from wells in the Chino Basin. The Project does  
8 not include groundwater extraction wells, but is served from local groundwater.  
9 The Project will be supplied with potable water from existing water lines located  
10 in Dulles Drive and De Forest Circle. The Project site is located within the Chino  
11 III groundwater subbasin and will reduce the area of pervious surface by between  
12 75 to 90 percent on individual plot plan sites, thereby decreasing the potential for  
13 groundwater recharge. Each of the Project lots have been mass graded and  
14 compacted, would not allow for significant amounts of recharge, and do not  
15 represent ground water recharge sites for the MLCC. Due to the Project's small  
16 size in relationship to the total size of the groundwater subbasins, there will not be  
17 a substantial effect upon groundwater recharge within the groundwater subbasin  
18 and the Project should not interfere with the groundwater table. Therefore, the  
19 Project is not expected to significantly affect the ground water levels and  
20 groundwater recharge. Less than significant impacts are expected, and no Project-  
21 specific mitigation measures are required since no significant adverse impacts are  
22 anticipated.

23 The Project would not place structures in a 100-year flood hazard area that  
24 would impede or redirect flood flows; the Project would not increase the rate or  
25 amount of surface runoff which would result in flooding on or off-site; and the  
26 Project would not place housing within a 100-year flood hazard area as mapped  
27 on a federal Flood Hazard Boundary or Flood Insurance Rate Map. (Draft EIR, p.  
28

1 4.8-17.) The Project would not impede or redirect flows as there are no  
2 discernable natural water courses that travel through the site. The construction of  
3 the Project would change the drainage so that the run off of the Project lots would  
4 flow into adjacent storm drains and then into San Sevaine Channel. According to  
5 the FEMA Flood Insurance Rate Map, the subject property is not located within a  
6 100-year flood zone or a 500-year flood zone. No housing is part of the planned  
7 Project. Therefore, impacts are considered less than significant, and no Project-  
8 specific mitigation measures are required since no significant adverse impacts are  
9 anticipated.

10 The Project would not expose people or structures to a significant risk of  
11 loss, injury, or death involving flooding, including flooding as a result of the  
12 failure of a levee or dam. (Draft EIR, p. 4.8-18.) Dam failure and subsequent  
13 inundations are considered very unlikely and would most likely result only from a  
14 catastrophic event. South of the Prado Dam are various areas affected by  
15 potential dam inundation. However, the Project is located approximately 5 miles  
16 northwest and upstream to the closest dam inundation area of the Prado Dam.  
17 The Project will not place structures within a 100-year or 500-year flood zone.  
18 No other flooding potential has been identified. Impacts will be less than  
19 significant, and no Project-specific mitigation measures are required since no  
20 significant adverse impacts are anticipated.

21 The Project would not significantly change the absorption rates or the rate  
22 and amount of surface runoff or change the amount of surface water in any water  
23 body. (Draft EIR, p. 4.8-18.) Reduced on-site infiltration related to increased  
24 pavement over the site's surface could lead to increased volumes and/or velocities  
25 of storm flows entering the San Sevaine Channel. However, as planned with the  
26 San Sevaine MDP, the Channel was designed to convey the area's 100-year storm  
27 event. The potential impact resulting from the change in the absorption rate of the  
28

1 Project site will be less than significant. The Project is not located near any water  
2 body. The quantity of water from the Project site that will be entering the San  
3 Sevaine Channel will not have an impact on the amount of surface water in any  
4 water body. No Project-specific mitigation measures are required since no  
5 significant adverse impacts are anticipated.

6 The Project would not expose people or structures to inundation by seiche,  
7 tsunami, or mudflow. (Draft EIR, p. 4.6-8.) USGS topographic maps do not  
8 depict steep slopes which could generate mudflow or large bodies of water which  
9 could produce earthquake-induced seiche which would affect the Project. There  
10 are no volcanoes near the Project site. Therefore, there is no impact from seiche,  
11 tsunami, or mudflows affecting the Project site that will expose people or  
12 structures to potentially substantial adverse effects, and no Project-specific  
13 mitigation measures are required since no significant adverse impacts are  
14 anticipated.

15 Without mitigation, the Project may violate water quality standards or  
16 waste discharge requirements that could result in the general degradation of water  
17 quality. The Project will not discharge into a water body impaired for  
18 sedimentation/siltation or turbidity. Therefore, during construction, a sampling  
19 and monitoring plan for sedimentation is not required. However, a sampling and  
20 analysis program is required during construction when one or both of the  
21 following instances occurs: (1) visual inspections indicate that there has been a  
22 break, malfunction, leakage, or spill from a BMP that could result in the discharge  
23 of pollutants in storm water; and/or (2) storm water comes into contact with soil  
24 amendments, exposed stockpiles of construction materials, or contaminated soils,  
25 and this storm water is allowed to discharge offsite. (Draft EIR, p. 4.8-13.)  
26 During operation, tenants may be required to obtain an Industrial Storm Water  
27 General Permit Order 97-03-DWQ requiring implementation of management  
28

measures that will achieve certain performance standards and monitoring. The Project's receiving water bodies are San Sevaine Channel, Reach 3 of the Santa Ana River, Prado Basin and Chino groundwater sub-basin III. Reach 3 of the Santa Ana River, is listed as impaired for pathogens on the Clean Water Act's Section 303(d) list. Bacteria and virus pathogens have been typically identified only if the land use involves animal waste. Since the Project's six plot plans will not entail the use of animal waste, the Project will not contribute to this existing condition. (Draft EIR, p. 4.8-14.) In order to reduce the discharge of expected pollutants (oil & grease, trash & debris, organic compounds and metals), the Project proponent will be required to be in compliance with the WQMP. As such, a WQMP will be processed with the six plot plans proposed by the Project. The Project includes treatment and capture of its expected pollutants with Best Management Practices, including grassy swales located on Plot Plan No. 18876 and Plot Plan No. 18877, catch basins filters and stormfilter treatment units. (Draft EIR, p. 4.8-15.) Because the site will be a source of oil & grease, trash & debris, organic compounds, and metals in storm water discharges, and since the Project includes grassy swales, catch basins filters and stormfilter treatment units which generally have a medium/high efficiency removal for these pollutants, the Project is not considered to have a significant effect related to violating water quality standards. Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or alternatives have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect identified in the Final EIR. Mitigation measures MM Hydro 1, MM Hydro 2 and MM Hydro 3 will ensure compliance and implementation of appropriate regulations that require obtaining permits and developing plans related to protecting water quality, as well as helping to implement BMPs related to water quality protection. By implementing these mitigation measures and complying

1 with NPDES permit requirements (*i.e.*, WQMP), impacts related to violating  
2 water quality standards will be substantially lessened to a level that is considered  
3 less than significant. (Draft EIR, p. 4.8-15.)

4 Without mitigation, the Project may alter the existing drainage pattern of  
5 the site or area in a manner which would result in substantial erosion or siltation  
6 on- or off-site. (Draft EIR, p. 4.8-15.) There are no blue-line streams or rivers  
7 depicted on the USGS topographic maps within one-half mile of the Project site.  
8 No signs of a natural water course, stream, or river exist on-site or in the area that  
9 could be impeded by substantial erosion or siltation related to Project. The  
10 Project will discharge into a concrete-lined flood control channel, and will result  
11 in the construction of impervious surfaces, which may result in additional runoff.  
12 By preparing the SWPPP, a part of this NPDES permit, the Project demonstrates  
13 its compliance with the requirement to control and contain erosion and siltation in  
14 its runoff. Increased pavement could lead to increased volumes and/or velocities  
15 of storm flows entering the San Sevaine Channel. However, the Project will not  
16 create a higher potential for erosion offsite since the Channel can convey the  
17 water that will be generated from the impervious surfaces and was designed to  
18 convey the area's 100-year storm event. The Final WQMP will contain the after-  
19 construction hydrological engineering calculations, and could include  
20 management measures such as pervious pavement; vegetated swales; catch basins  
21 filters and stormfilter treatment units infiltration basins; and velocity dissipation  
22 devices at storm drain outfall structures. The Final WQMP will identify all the  
23 Pollutants of Concern (POCs) and substantiate with calculations how on-site  
24 BMPs will treat all POCs before the run-off exits the site; so the water will not  
25 have negative effects downstream. Pursuant to State CEQA Guidelines section  
26 15091, subdivision (a)(1), changes or alternatives have been required in, or  
27 incorporated into, the Project which avoid or substantially lessen the significant  
28



1 environmental effect identified in the Final EIR. By developing and  
2 implementing a Final WQMP, incorporation of mitigation measure MM Hydro 2,  
3 which requires completion of the Final WQMP, and a "fair share" contribution to  
4 the ADP, any significant effects will be substantially lessened related to existing  
5 drainage patterns in a manner that would result in substantial erosion or siltation.  
6 After implementing these measures, impacts can be considered less than  
7 significant after mitigation. (Draft EIR, pp. 4.8-15 to 4.8-16.)

8 Without mitigation, the Project may contribute new sources of polluted  
9 runoff that would impact water quality. However, impacts to storm water  
10 drainage capacity and impacts that otherwise substantially degrade water quality  
11 are considered less than significant. (Draft EIR, pp. 4.8-17 to 18.) The Project will  
12 utilize the San Sevaine Channel and would not require a new storm drain  
13 connection. The capacity is approximately 12,300 cubic feet per second, and the  
14 channel is concrete-lined and was constructed to carry flows from a 100-year  
15 storm event. Therefore, the Project's total expected storm water runoff has been  
16 planned for and will be accommodated by the current facilities, and impacts to  
17 storm water drainage capacity are considered less than significant. (Draft EIR, p.  
18 4.8-17.) The Project will add large amounts of impervious surfaces, thereby  
19 allowing less water to percolate into the ground and generating more surface  
20 runoff. Paved areas will collect dust, soil, oil, grease, trash and debris present in  
21 surface water runoff. The Project will be required through compliance with the  
22 WQMP to effectively treat all pollutants (sediment/turbidity, nutrients, oil &  
23 grease, trash & debris, oxygen demanding substances, pesticides, and metals)  
24 expected to be generated and for which downstream waters are impaired, which  
25 may include placement of storm drain inlet filters to remove sediments, oil and  
26 grease; vegetated swales to enhance nutrient removal; and a sediment detention  
27 basin. Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1),  
28

1 changes or alternatives have been required in, or incorporated into, the Project  
2 which avoid or substantially lessen the significant environmental effect identified  
3 in the Final EIR. The Project involves developing and implementing the WQMP,  
4 incorporating mitigation measure MM Hydro 2 to require development of the  
5 WQMP, and incorporating MM Hydro 3 which requires tenants to ensure that  
6 they comply with requirements for industrial activities permits. By incorporating  
7 these measures, the Project will be required to follow certain regulations which  
8 trigger treatment measures to be included in the Project for various site-specific  
9 pollutants in storm water. Therefore, upon implementation of these measures, the  
10 Project is considered to have a less than significant impact related to new sources  
11 of polluted runoff. (Draft EIR, pp. 4.8-17 to 4.8-18.)

12  
13 With regards to cumulative hydrology/water quality impacts, according to  
14 the RCIP General Plan EIR, build-out within presently vacant unincorporated  
15 areas of Riverside County will result in an increase in residential and non-  
16 residential structures and associated facilities, increasing the amount of area in  
17 impermeable surfaces, thereby limiting the amount of ground infiltration during  
18 storm events and increasing the volume and rate of storm runoff. Implementation  
19 of existing regulatory requirements, General Plan policies and RCIP General Plan  
20 EIR mitigation measures will reduce hydrological and water quality impacts to  
21 below the level of significance. (Draft EIR, p. 6.0-19.)

22 The Project site is located approximately 1.5 miles west and northwest of  
23 the Santa Ana River and is not traversed by any tributaries (Draft EIR, p. 6.0-19.),  
24 and will discharge into a concrete-lined flood control channel. The Project's  
25 impervious surfaces may result in additional runoff. The Project proponent will  
26 be required to prepare a site-specific Storm Water Pollution Prevention Plan  
27 (SWPPP) in accordance with the State Water Resources Control Board's  
28 (SWRCB) General Permit for Construction Activities, which demonstrates its

1 compliance with the requirement to control and contain erosion and siltation in its  
2 runoff. (Draft EIR, p. 6.0-20.) The Project will not create a higher potential for  
3 erosion offsite since the San Sevaine Channel is designed to convey the water  
4 from the Project and the area's 100-year storm. (Draft EIR, p. 6.0-20.) The  
5 Project's Final WQMP will identify all the Pollutants of Concern (POCs) and  
6 substantiate with calculations how on-site BMPs will treat all POCs before the  
7 run-off exits the site. By developing and implementing a Final WQMP,  
8 incorporation of mitigation measure MM Hydro 2 which highlights the  
9 requirement to prepare the Final WQMP, and a "fair share" contribution to the  
10 ADP, any significant effects will be substantially lessened related to existing  
11 drainage patterns in a manner that would result in substantial erosion or siltation.  
12 (Draft EIR, p. 6.0-20.) By complying with regulatory requirements and with  
13 identified mitigation measures, Project-related and cumulative hydrology and  
14 water quality impacts will be less than significant. (Draft EIR, p. 6.0-20; see  
15 *supra* discussion of mitigation on Project-related impacts.) Pursuant to State  
16 CEQA Guidelines Section 15091, subdivision (a)(1), changes or alternatives have  
17 been required in, or incorporated into, the Project which avoid or substantially  
18 lessen the significant environmental effect identified in the Final EIR. Mitigation  
19 measures, as listed below and further discussed above, will reduce Project-related  
20 impacts to water quality by requiring compliance with NPDES and other  
21 regulatory requirements. (Draft EIR, p. 6.0-21.) After incorporation of these  
22 mitigation measures, potential adverse impacts associated with cumulative  
23 impacts will be reduced to a less than significant level. (Draft EIR, p. 6.0-21.)

24 2. Mitigation:

25 The Project has been modified to mitigate or avoid the potentially significant  
26 impacts by the following mitigation measures, which are hereby adopted and will  
27 be implemented as provided in the Mitigation, Monitoring, and Reporting  
28

1  
2 Program.

- 3 a. Mitigation Measure Hydro 1: In order to mitigate impacts related to water  
4 quality resulting from construction of the Project, the Project proponent or  
5 their developer shall obtain coverage under the appropriate NPDES  
6 General Construction Permit for Storm Water Discharges Associated with  
7 Construction Activities, Order No. 99-08-DWQ, NPDES No. CAS000002  
8 prior to obtaining the grading permit. (Draft EIR, p. 4.8-19.)
- 9 b. Mitigation Measure Hydro 2: Prior to issuance of grading permits and in  
10 order to mitigate impacts related to pollutant loading to receiving waters  
11 and/or increased erosion/siltation resulting from the long term operation of  
12 the Project, the Project proponent shall develop and implement a Final  
13 Water Quality Management Plan (WQMP). The Riverside County Flood  
14 Control District will accept and approve the Final WQMP and ensure that  
15 it gets implemented. The Final WQMP will contain measures that will  
16 effectively treat all pollutants of concern and hydrologic conditions of  
17 concern, which are consistent with the approved WQMP developed in  
18 compliance with their MS4 permit. (Draft EIR, p. 4.8-19.)
- 19 c. Mitigation Measure Hydro 3: To mitigate impacts related to water quality  
20 following development, the building occupants will determine if coverage  
21 under the State's General Permit for Industrial Activities is necessary. This  
22 permit requires implementation of a SWPPP for certain types of industrial  
23 activities. The future building occupants of the structures proposed in this  
24 document may warrant coverage under the General Permit for Industrial  
25 Activities. Therefore, prior to issuance of the certificate of occupancy,  
26 building occupants shall determine whether or not coverage under the  
27 Industrial permit is warranted for their operations, and submit their  
28 Industrial SWPPP to the Department of Building and Safety. (Draft EIR,

H. Land Use and Planning

1. Impacts:

The Project would not result in a substantial alteration of the present or planned land use of an area. (Draft EIR, p. 4.9-3.) The Project is located within an existing 288 acres of industrial park and composed of vacant in-fill lots. Land uses within the vicinity are generally industrial and manufacturing land uses to the north, northwest, west and south although directly south and west of the Project site is the Mira Loma Village residential development. To the east of the Project site, on the east side of the San Sevaine Flood Control Channel, are residential land uses. The RCIP General Plan's Jurupa Area Plan designates the Project site for Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land uses. Property to the north, northeast, west, south southwest and southeast are also designated for Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land uses, with the exception of property within the Mira Loma Village residential development which is designated as Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) with a sliver of Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) along Etiwanda Avenue. Property east of the San Sevaine Flood Control Channel is designated for Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre), Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land uses. Prior to the adoption of the JAP, the Jurupa Community Plan designated the Project site for "Manufacturing" land uses. The Project proposes development of business park and warehouse/distribution uses that are consistent with existing land uses

1 within the balance of the MLCC and most of the surrounding area, as well as with  
2 the current Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor  
3 Area Ratio) and previous "Manufacturing" land use designations. Therefore, the  
4 Project will not have a significant impact related to a substantial alteration of the  
5 present or planned land use of the area, and no Project-specific mitigation  
6 measures are required since no significant adverse impacts are anticipated.

7 The Project would not affect land use within a city sphere of influence  
8 and/or within adjacent city or county boundaries. (Draft EIR, p. 4.9-4.) The  
9 Project is presently vacant and not located within any designated city sphere of  
10 influence. Surrounding lands consist of predominantly industrial uses, with  
11 residential tracts approximately 600 feet to the east and west, and State Route 60  
12 corridor to the south. The Project will not result in any substantial alteration of  
13 the planned land use within any adjacent city or county or any city sphere of  
14 influence. There will be no significant impact, and no Project-specific mitigation  
15 measures are required since no significant adverse impacts are anticipated.

16 The Project would not have a significant impact due to inconsistency with  
17 the site's existing or proposed zoning or be incompatible with existing  
18 surrounding zoning. (Draft EIR, pp. 4.9-4 to 4.9-5.) The Project site is zoned  
19 Manufacturing - Medium (M-M) and Industrial Park (I-P), complies with the  
20 current zoning, and is compatible with the substantial existing parcels zoned  
21 Manufacturing - Medium (M-M) surrounding the Project site. Therefore, the  
22 Project will not have a significant impact due to inconsistency with existing or  
23 proposed zoning of the area or incompatibility with existing surrounding zoning,  
24 and no Project-specific mitigation measures are required since no significant  
25 adverse impacts are anticipated.

26 The Project would not have a significant environmental impact due to  
27 inconsistency with existing and planned surrounding land uses or inconsistency  
28

1 with the land use designations and policies of the RCIP General Plan, and the  
2 Project would not have a significant environmental impact due to inconsistency  
3 with the Multi-Species Habitat Conservation Plan (MSHCP) component of the  
4 RCIP General Plan Open Space Element, the applicable habitat conservation plan  
5 or natural community conservation plan. (Draft EIR, p. 4.9-20.) The MLCC is  
6 located within the General Plan's Jurupa Area Plan (JAP). (Draft EIR, p. 4.9-6.)  
7 The Foundation Component that applies to the MLCC is Community  
8 Development and the Jurupa Area Plan Land Use designation is Community  
9 Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio). A review  
10 of the Multipurpose Open Space Element indicates that the Project site is  
11 primarily designated as urban built-up land, and reasonably should not be  
12 included in the inventory of areas of significant open space and conservation  
13 value. (Draft EIR, p. 4.9-6.) In the Multipurpose Open Space Element, the  
14 subject property is located within an area that may contain mineral resources of  
15 unknown quality, but State Mineral Resource mapping indicates that the site is  
16 not located in a Designated Area of Statewide or Regional Significance. The  
17 Project site does not contain mineral resources, there are no known mines on or  
18 near the Project site, and the Project site is within an existing industrial center that  
19 has been mass graded and improved and is not expected to have an impact on the  
20 availability of locally important mineral resources. Additionally, this potential  
21 impact was addressed under the underlying Parcel Map 26365 and found to be not  
22 significant. (Draft EIR, p. 4.9-7.) The RCIP General Plan Agricultural Resources  
23 Map indicates that a portion of the Project site falls within areas designated as  
24 agricultural resources, with Plot Plan Nos. 16979 and 17788 designated as  
25 containing Farmland of Local Importance, and the remaining lots designated as  
26 "Urban Built-Up." However, the Project does not contain Prime Farmland,  
27 Unique Farmland or Farmland of Statewide Importance, has not been farmed for  
28

1 at least 27 years, and is not of the size to be economically feasible to farm. The  
2 designation is likely representative of the historical use of the property, rather than  
3 current agricultural potential. Therefore, the Project will have no impact upon  
4 existing agricultural resources. Additionally, the surrounding industrial area has  
5 been developed, and the site is not within an area containing scenic highways,  
6 energy, historic, or prehistoric resources. (Draft EIR, p. 4.9-7.)

7 The RCIP General Plan Safety Element indicates that the subject property  
8 is not located within a 100 or 500-year flood plain area, and the San Sevaine  
9 Flood Control Channel was built to mitigate potential flooding impacts, thus  
10 ensuring a relatively low risk of flooding. The Project will add run-off into the  
11 San Sevaine Channel, but will not require the expansion of existing or new  
12 County Flood Control Facilities. (Draft EIR, p. 4.9-8.)

13 The MLCC is located within the northwesterly part of the JAP, in Mira  
14 Loma, where land near the Interstate 15/State Route 60 junction is converting  
15 from agricultural use to industrial, warehousing and truck distribution uses to  
16 maximize the direct access to the freeway system and contribute to the pattern of  
17 goods movement throughout the region. (Draft EIR, p. 4.9-8.) The Project would  
18 act as one of the envisioned industrial employment centers in this region, and its  
19 designated land use is consistent with the General Plan and the JAP's land use  
20 designation. (Draft EIR, pp. 4.9-9 to 10.) According to the JAP's Land Use Map,  
21 the MLCC is within the Mira Loma Warehouse/Distribution Center Policy Area,  
22 requiring that in the land use designations of Community Development: Business  
23 Park (CD: BP) (0.25-0.60 Floor Area Ratio), Community Development: Light  
24 Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Community Development:  
25 Heavy Industrial (CD: HI) (0.15-0.50 Floor Area Ratio), warehousing,  
26 distribution and other goods storage facilities, shall be permitted in a specified  
27 area. (Draft EIR, p. 4.9-10.)  
28



1 According to the JAP Circulation Map, a portion of the MLCC falls within  
2 a designated existing interchange; however specific JAP policies do not consider  
3 this particular designation; rather the policies describe continued road  
4 improvement as provided in the RCIP General Plan. (Draft EIR, p. 4.9-10.) JAP  
5 Circulation Policy JUR 13.4 states, "Evaluate major commercial and industrial  
6 Projects consisting of 20 acres or larger for the provision of park-and-ride  
7 facilities." (Draft EIR, p. 4.9-10.) According to the JAP Trails and Bikeway  
8 System Map, the closest regional trail is located along the San Sevaine Channel,  
9 with no trails or bikeway systems within the proposed industrial Project area.  
10 (Draft EIR, p. 4.9-15.) The MLCC does not fall within any designated criteria  
11 area for the Multi-Species Habitat Conservation Plan. Therefore, the Project does  
12 not anticipate the inclusion of any property acreage to an MSHCP conservation  
13 areas, and no Project impacts to adjacent MSHCP conservation areas are  
14 anticipated. (Draft EIR, p. 4.9-15; see Draft EIR, p. 4.9-17.)

15 According to the JAP Flood Hazards Map (Draft EIR, p. 4.9-18), the  
16 proposed MLCC Project does not fall within the 100-year or 500-year flood zone  
17 designation. Although within a Liquefaction Susceptibility area with Moderate  
18 Deep Groundwater Susceptible Sediments in the Seismic Hazards map, the  
19 Project site is outside critically designated Shallow Groundwater Susceptible  
20 Sediments liquefaction areas. (Draft EIR, p. 4.9-19.)

21 Based upon the above discussion, the Project will not have a significant  
22 environmental impact due to inconsistency with existing and planned land uses or  
23 inconsistency with the land use designations and policies of the RCIP General  
24 Plan, and no Project-specific mitigation measures are required since no significant  
25 adverse impacts are anticipated. (Draft EIR, p. 4.9-20.)

26 The Project would not disrupt or divide the physical arrangement of an  
27 established community. (Draft EIR, p. 4.9-20.) The Project site is within 288  
28

1 acres of industrial park and is composed of vacant in-fill lots, where  
2 approximately 225 acres has already been developed as industrial use. Currently,  
3 land uses within the vicinity are generally industrial and manufacturing to the  
4 north, northwest, west and south although directly south and west of the Project  
5 sites is the Mira Loma Village residential development. Since the Project is an in-  
6 fill Project consisting of similar land uses to those currently within the MLCC,  
7 there will be no impact upon the physical arrangement of an established  
8 community, and no Project-specific mitigation measures are required since no  
9 significant adverse impacts are anticipated.

10 2. Mitigation:

11 No Project-specific mitigation measures are required.

12 I. Mineral Resources

13 1. Impacts:

14 The Project will not result in the loss of availability of a known mineral  
15 resource in an area classified or designated by the State that would be of value to  
16 the region or the residents of the State. (Draft EIR, p. 4.10-2.) The Project site is  
17 not located within a state designated aggregate resource area, but is located within  
18 an area where available geologic information indicates that mineral deposits are  
19 likely to exist, the significance of which is undetermined. The RCIP General Plan  
20 provides no specific policies regarding the designation's mineral resource related  
21 uses, and there are no known mines on or near the Project site. The Project site  
22 and the surrounding area are zoned Manufacturing-Medium (M-M) and Industrial  
23 Park (I-P), thereby making any mining an incompatible use. Therefore, no  
24 impacts are expected by the Project to mineral resources, and no Project-specific  
25 mitigation measures are required since no significant adverse impacts are  
26 anticipated.

27 The Project would not result in the loss of availability of a locally-  
28

1 important mineral resource recovery site delineated on a local general plan,  
2 specific plan, or other land use plan. (Draft EIR, p. 4.10-2.) The Project site has  
3 been classified by the State Mining and Geology Board (SMGB) as "MRZ-3,"  
4 which includes "[a]reas where the available geologic information indicates that  
5 mineral deposits are likely to exist, however, the significance of the deposit is  
6 undetermined." The RCIP General Plan provides no specific policies regarding  
7 "MRZ-3" and has not designated the Project site for mineral resource related uses,  
8 and the Project site has no history of mineral resource recovery uses. Therefore,  
9 the Project is expected to have no impact on the availability of locally-important  
10 mineral resource sites, and no Project-specific mitigation measures are required  
11 since no significant adverse impacts are anticipated.

12 No impacts are expected by the Project as an incompatible land use  
13 located adjacent to a State classified or designated area or existing surface mine.  
14 (Draft EIR, p. 4.10-2.) According to the General Plan and the JAP, there are no  
15 State classified or designated mineral resource areas or existing surface mines in  
16 the area or on the Project site. Therefore, no impacts are expected by the Project  
17 as an incompatible land use to mineral resources, and no Project-specific  
18 mitigation measures are required since no significant adverse impacts are  
19 anticipated.

20 The Project would not expose people or property to hazards from  
21 proposed, existing, or abandoned quarries or mines. (Draft EIR, p. 4.10-3.) There  
22 are no mines or quarries existing on the Project site or in the surrounding area.  
23 Therefore no impacts are expected, and no Project-specific mitigation measures  
24 are required since no significant adverse impacts are anticipated.

25 With regards to cumulative impacts, the RCIP General Plan's contribution  
26 to the growth and urbanization would result in the direct and/or indirect loss of  
27 mineral resources. However, implementation of the RCIP General Plan would not  
28

1 contribute significantly to the cumulative loss of these sensitive areas and their  
2 resources. (Draft EIR, p. 6.0-21.) The Project will have a less than significant  
3 impact upon the availability of locally-important mineral resources or mineral  
4 resources that would be of value to the region or the residents of the state because  
5 there are no known state-classified or designated mineral resources or locally-  
6 important mineral resource recovery sites mapped within the vicinity of the  
7 Project site that would be economically or geologically significant. The Project is  
8 not a potentially significant incompatible land use to mining operations, nor  
9 would the Project expose people or property to hazards from proposed, existing,  
10 or abandoned quarries or mines. (Draft EIR, p. 6.0-21.) No mitigation measures  
11 have been required. (Draft EIR, p. 6.0-21.)

12 2. Mitigation:

13 No Project-specific mitigation measures are required.

14 J. Population and Housing

15 1. Impacts:

16 The Project would not displace substantial numbers of existing housing,  
17 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.  
18 4.12-2.) The Project is the development of vacant in-fill parcels, which will not  
19 displace existing housing. The Project will further Riverside County economic  
20 development goals to improve the jobs-housing balance. The Project is  
21 compatible with the existing industrial uses within the Project area and as an in-  
22 fill Project will not unduly add to the existing impact of industrial development  
23 upon the adjacent residential areas. The Project will have no significant impact,  
24 and no Project-specific mitigation measures are required.

25 The Project would not create a demand for additional housing, particularly  
26 as related to housing affordable to households earning 80% or less of the County's  
27 median income. (Draft EIR, p. 4.12-2.) The Project may create a demand for  
28

1 housing so future employees may choose to relocate closer to the Project site.  
2 However, the majority of the jobs created by the Project is anticipated to be filled  
3 from the surrounding area, thereby limiting the number of persons requiring  
4 housing moving to the area. The demand for additional housing created by the  
5 Project is considered less than significant, and no Project-specific mitigation  
6 measures are required.

7 The Project would not displace substantial numbers of people,  
8 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.  
9 4.12-2.) The Project will not displace substantial numbers of people or replace  
10 housing. The Project will be developed in the existing MLCC, zoned for  
11 manufacturing and industrial uses. The displacement of people necessitating the  
12 construction of replacement housing will not be an impact, and no Project-specific  
13 mitigation measures are required.

14 The Project would not affect a County Redevelopment Project Area.  
15 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located  
16 within a Riverside County Redevelopment Project area. Therefore, the Project  
17 will not impact any County Redevelopment Project Area, and no Project-specific  
18 mitigation measures are required.

19 The Project will not cumulatively exceed official regional or local  
20 population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site  
21 development will not exceed official regional or local population Projections.  
22 The Project is an in-fill development within the MLCC, an existing  
23 manufacturing/industrial center, as designated in the RCIP General Plan since at  
24 least 1987. As proposed, the Project will contribute to regional jobs to housing  
25 ratio goals and will not impact official regional and local population Projections,  
26 which are based upon adopted general plan land use designations. No Project-  
27 specific mitigation measures are required.  
28

1                   The Project would not induce substantial population growth in an area,  
2 either directly or indirectly. (Draft EIR, p. 4.12-3.) The Project is within the  
3 existing MLCC, designated for manufacturing and industrial uses. The Project  
4 does not involve the development of homes and all roads and other infrastructure  
5 serving the Project are existing. Due to the limited need for Project improvements  
6 to support the industrial development, no impacts will occur, and no Project-  
7 specific mitigation measures are required.

8                   2.     Mitigation:

9                   No Project-specific mitigation measures are required.

10           K.     Public Services

11                   1.     Impacts:

12                   The Project would not displace substantial numbers of existing housing,  
13 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.  
14 4.12-2.) The Project is the development of vacant in-fill parcels, which will not  
15 displace existing housing. The Project will further Riverside County economic  
16 development goals to improve the jobs-housing balance. The Project is  
17 compatible with the existing industrial uses within the Project area and as an in-  
18 fill Project will not unduly add to the existing impact of industrial development  
19 upon the adjacent residential areas. The Project will have no significant impact,  
20 and no Project-specific mitigation measures are required.

21                   The Project would not create a demand for additional housing, particularly  
22 as related to housing affordable to households earning 80% or less of the County's  
23 median income. (Draft EIR, p. 4.12-2.) The Project may create a demand for  
24 housing so future employees may choose to relocate closer to the Project site.  
25 However, the majority of the jobs created by the Project is anticipated to be filled  
26 from the surrounding area, thereby limiting the number of persons requiring  
27 housing moving to the area. The demand for additional housing created by the  
28

1 Project is considered less than significant, and no Project-specific mitigation  
2 measures are required.

3 The Project would not displace substantial numbers of people,  
4 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.  
5 4.12-2.) The Project will not displace substantial numbers of people or replace  
6 housing. The Project will be developed in the existing MLCC, zoned for  
7 manufacturing and industrial uses. The displacement of people necessitating the  
8 construction of replacement housing will not be an impact, and no Project-specific  
9 mitigation measures are required.

10 The Project would not affect a County Redevelopment Project Area.  
11 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located  
12 within a Riverside County Redevelopment Project area. Therefore, the Project  
13 will not impact any Riverside County Redevelopment Project Area, and no  
14 Project-specific mitigation measures are required.

15 The Project will not cumulatively exceed official regional or local  
16 population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site  
17 development will not exceed official regional or local population Projections.  
18 The Project is an in-fill development within the MLCC, an existing  
19 manufacturing/industrial center, as designated in the County's General Plan since  
20 at least 1987. As proposed, the Project will contribute to regional jobs to housing  
21 ratio goals and will not impact official regional and local population Projections,  
22 which are based upon adopted general plan land use designations. No Project-  
23 specific mitigation measures are required.

24 The Project would not induce substantial population growth in an area,  
25 either directly or indirectly. (Draft EIR, p. 4.12-3.) The Project is within the  
26 existing MLCC, designated for manufacturing and industrial uses. The Project  
27 does not involve the development of homes and all roads and other infrastructure  
28

1 serving the Project are existing. Due to the limited need for Project improvements  
2 to support the industrial development, no impacts will occur, and no Project-  
3 specific mitigation measures are required.

4 Regarding cumulative impacts, build-out of unincorporated areas of  
5 Riverside County will create a substantial increase in population and residential  
6 and non-residential structures requiring additional on-duty firefighters, sheriff  
7 personnel, and support facilities. (Final EIR, p. 1.0-64.) This will substantially  
8 contribute to significant cumulative impacts to library services, fire protection and  
9 sheriff protection and substantially contribute to significant cumulative impacts to  
10 schools. The implementation of the RCIP General Plan's policies and RCIP  
11 General Plan EIR mitigation measures, along with the implementation of the  
12 Riverside County Ordinance No. 787, Riverside County Master Fire Protection  
13 Plan, the California Public Resources Code No. 4290, and the Uniform Fire and  
14 Building Codes (Riverside County Ordinance No. 457), would reduce these  
15 potential impacts to below the level of significance. Additionally, and payment of  
16 school impact mitigation fees will reduce school impacts to less than significance.  
17 (Draft EIR, p. 6.0-23.)

18 The Project will not create the need for a new fire station, additional  
19 sheriff officers, or library services. Implementation of the RCIP General Plan's  
20 policies and RCIP General Plan EIR mitigation measures would reduce potential  
21 impacts to libraries to below the level of significance. By increasing the demand  
22 for fire and sheriff services, the Project will contribute to the cumulative impact of  
23 area development on these services; however, through required compliance with  
24 regulatory requirements and payment of established developer mitigation fees  
25 established to address cumulative impacts (Ordinance No. 659), these impacts  
26 will be less than significant. (Draft EIR, p. 6.0-23.) No mitigation measures are  
27 required. (Draft EIR, p. 6.0-23.)  
28



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

2. Mitigation:

No Project-specific mitigation measures are required.

L. Recreation

1. Impacts:

The Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. (Draft EIR, p. 4.12-2.) The Project is the development of vacant in-fill parcels, which will not displace existing housing. The Project will further Riverside County economic development goals to improve the jobs-housing balance. The Project is compatible with the existing industrial uses within the Project area and as an in-fill Project will not unduly add to the existing impact of industrial development upon the adjacent residential areas. The Project will have no significant impact, and no Project-specific mitigation measures are required.

The Project would not create a demand for additional housing, particularly as related to housing affordable to households earning 80% or less of the County's median income. (Draft EIR, p. 4.12-2.) The Project may create a demand for housing so future employees may choose to relocate closer to the Project site. However, the majority of the jobs created by the Project is anticipated to be filled from the surrounding area, thereby limiting the number of persons requiring housing moving to the area. The demand for additional housing created by the Project is considered less than significant, and no Project-specific mitigation measures are required.

The Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. (Draft EIR, p. 4.12-2.) The Project will not displace substantial numbers of people or replace housing. The Project will be developed in the existing MLCC, zoned for manufacturing and industrial uses. The displacement of people necessitating the

1 construction of replacement housing will not be an impact, and no Project-specific  
2 mitigation measures are required.

3 The Project would not affect a County Redevelopment Project Area.  
4 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located  
5 within a Riverside County Redevelopment Project area. Therefore, the Project  
6 will not impact any Riverside County Redevelopment Project Area, and no  
7 Project-specific mitigation measures are required.

8 The Project will not cumulatively exceed official regional or local  
9 population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site  
10 development will not exceed official regional or local population Projections.  
11 The Project is an in-fill development within the MLCC, an existing  
12 manufacturing/industrial center, as designated in the County's General Plan since  
13 at least 1987. As proposed, the Project will contribute to regional jobs to housing  
14 ratio goals and will not impact official regional and local population Projections,  
15 which are based upon adopted general plan land use designations. No mitigation  
16 measures are required.

17 The Project would not induce substantial population growth in an area,  
18 either directly or indirectly. (Draft EIR, p. 4.12-3.) The Project is within the  
19 existing MLCC, designated for manufacturing and industrial uses. The Project  
20 does not involve the development of homes and all roads and other infrastructure  
21 serving the Project are existing. Due to the limited need for Project improvements  
22 to support the industrial development, no impacts will occur, and no Project-  
23 specific mitigation measures are required.

24 Regarding cumulative impacts, build-out of unincorporated areas of  
25 Riverside County will create a substantial increase in population and residential  
26 and non-residential structures and substantially contribute to significant  
27 cumulative impacts upon parks and recreation. Implementation of the General  
28

1 Plan's policies and RCIP General Plan EIR mitigation measures would reduce  
2 these potential impacts to below the level of significance. (Draft EIR, p. 6.0-24.)  
3 As the Project is an industrial use, it will not require the construction or expansion  
4 of recreational facilities or regional parks. There are no designated recreational  
5 trails within or adjacent to the Project site. The Project proponent will be required  
6 to pay development impact fees that represent the Project's fair share contribution  
7 to keep impacts below the level of significance. (Draft EIR, p. 6.0-24.) Required  
8 payment of developer impact fees pursuant to Riverside County Ordinance No.  
9 659 will reduce cumulative impacts to below the level of significance; therefore,  
10 no mitigation measures are required. (Draft EIR, p. 6.0-24.)

11 2. Mitigation:

12 No Project-specific mitigation measures are required.

13 M. Utilities

14 1. Impacts:

15 The Project would not require or result in the construction of new water  
16 treatment facilities or expansion of existing facilities, the construction of which  
17 would cause significant environmental effects. (Draft EIR, p. 4.16-10.) There are  
18 several existing water lines, which provide service to the Project site. (Draft EIR,  
19 p. 4.16-9.) JCSD provides water service to the Project site and adjacent  
20 developments, with its primary source for potable water from local groundwater  
21 in the Chino Basin. The existing well field production capacity is closer to 2/3 of  
22 the maximum capacity. Bonds for the infrastructure are being paid for by the  
23 landowners, including the landowner of this Project. (Draft EIR, p. 4.16-10.) The  
24 Project is located in an area that is undergoing conversion from agricultural land  
25 use to urban use, which JCSD took into consideration when planning for future  
26 water supplies. JCSD conservatively plans on having a 41,025 AF/YR demand  
27 for water in year 2030 (or when full build out occurs within JCSD), which  
28

1 Projected demand includes this Project and other development as their service  
2 area transitions to residential, commercial, and industrial uses. (Draft EIR, p.  
3 4.16-10.) Sufficient water supplies and capacity exist within JCSD's water system  
4 to serve the Project site. Therefore, the Project will not require the construction of  
5 new water treatment facilities or the expansion of existing facilities the  
6 construction of which would cause significant environmental effects; and the  
7 Project will result in less than significant environmental effects related to new or  
8 expanded water treatment facilities. No Project-specific mitigation measures are  
9 required.

10 The Project would have sufficient water supplies available to serve the  
11 Project from existing entitlements and resources, and would not require new or  
12 expanded entitlements. (Draft EIR, p. 4.16-8.) The Project developer will be  
13 providing utility stub-outs for on-site water, sewer and fire protection as a  
14 completion of the infrastructure. JCSD has provided a water will serve letter  
15 stating that water can be supplied by existing mains. (Draft EIR, p. 4.16-10.) As  
16 further described in the Draft EIR and provided in Appendix H of the Draft EIR,  
17 the Water Supply Assessment for the Project describes the existing and long-term  
18 demand for water within JCSD's service area and JCSD's existing and Projected  
19 long-term ability to provide adequate water to meet that demand. (Draft EIR, p.  
20 4.16-10.) Since the Project is consistent with the underlying land use designations  
21 and zoning set forth in Riverside County's Jurupa Community Plan, the Project  
22 represents the envisioned development expected in the Mira Loma area of JCSD's  
23 service area and was considered in JCSD's 2005 Urban Water Management Plan  
24 (UWMP). Pursuant to California Water Code Section 10910, as amended by SB  
25 610, the Project was accounted for in the most recently adopted UWMP, and  
26 certain information and analyses from the UWMP were utilized in the WSA.  
27 (Draft EIR, p. 4.16-10.) Based on recent economic slowdown, it is possible that  
28

1 these Projected demand figures may be higher than what will actually exist in the  
2 future. (Draft EIR, p. 4.16-11.)

3 The total Projected water supplies available to JCSD over the next 20-year  
4 period during normal, single-dry, and multiple dry years are sufficient to serve the  
5 Projected water demand associated with the Project (92 acre-feet per year), in  
6 addition to other existing and planned future uses of those supplies within JCSD  
7 in accordance with the standards set forth by SB 610. (Draft EIR, pp. 4.16-38 to  
8 4.16-39; Draft EIR, Appendix H.) According to these standards, there are  
9 sufficient water supplies available to serve the Project from JCSD's existing  
10 entitlements and resources as set forth in its 2005 UWMP and the WSA and,  
11 therefore, impacts to water supply are considered less than significant and no  
12 Project-specific mitigation measures are required. (Draft EIR, p. 4.16-39.)

13 The Project would not require or result in the construction of new  
14 wastewater treatment facilities, including septic systems, or expansion of existing  
15 facilities. (Draft EIR, p. 4.16-39.) The Project site is served by JCSD, which has  
16 indicated that sewer service can be supplied by an existing 12-inch sewer line in  
17 Dulles Drive. The Project site will generate only nominal amounts of domestic  
18 wastewater. The Project site is considered to have a less than significant impact  
19 and no Project-specific mitigation measures are required.

20 The Project would not result in a determination by the wastewater  
21 treatment provider which serves or may service the Project that it has inadequate  
22 capacity to serve the Project's Projected demand in addition to the provider's  
23 existing commitments. (Draft EIR, p. 4.16-39.) As a rule of thumb, it can be  
24 expected that the Project will generate wastewater equivalent to approximately 75  
25 percent of its water usage. Using this relative rate, the Project's approximate  
26 wastewater generation will be 62,000 gallons per day. The Project consists of  
27 manufacturing/distribution facilities and is not expected to require significant  
28

1 additional services from the available services provided by JCSD. Therefore, no  
2 impacts are anticipated to waste water treatment facilities resulting from the  
3 development of this Project. (Draft EIR, p. 4.16-39.)

4 The Project would be served by a landfill with sufficient permitted  
5 capacity to accommodate the Project's solid waste disposal needs. (Draft EIR, pp.  
6 4.16-40 to 4.16-41.) As further discussed in the EIR, the development and  
7 operation of the Project site will not substantially contribute to the permitted  
8 capacity of the designated landfills. (*Id.*) Therefore, impacts will be less than  
9 significant, and mitigation is not required. Regardless, mitigation measures MM  
10 Utilities 1 through MM Utilities 5 will further reduce the Project's volume of  
11 solid waste to ensure that the impact remains less than significant, by facilitating  
12 the recycling of materials related to the construction and operation of the Project.  
13 (See *infra* discussion in the findings regarding MM Utilities 1 through MM  
14 Utilities 5; Draft EIR, pp. 4.16-43 to 4.16-44.)

15 Even without mitigation, the Project is considered to comply with and  
16 have no impacts to federal, state, and local statutes and regulations related to solid  
17 wastes, and thus impacts will be less than significant. Regardless, the Project will  
18 incorporate mitigation measures MM Utilities 1 through MM Utilities 5 that will  
19 ensure conformance with practices that are encouraged and recommended by the  
20 CIWMP, which will ensure that potential impacts to county landfills will be  
21 further reduced below the level of significance. (Draft EIR, p. 4.16-41.)  
22 Riverside County Integrated Waste Management Plan (CIWMP) is to aid the  
23 County of Riverside Waste Management Department in meeting the state  
24 mandated 50% diversion of solid waste into County landfills. These mitigation  
25 measures help to reduce waste streams by encouraging recycling of materials such  
26 as aluminum cans, glass, plastics, paper and cardboard, composting and/or grass  
27 recycling, and the use of mulch and/or compost in the development and  
28

1 maintenance of landscaped areas. The Project site is considered to have no  
2 impacts to federal, state or local statutes or regulations related to solid waste.  
3 (Draft EIR, p. 4.16-41.)

4 The Project would not impact electrical, gas, communications, storm water  
5 drainages and street lighting facilities and would not require the construction of  
6 new facilities or the expansion of existing facilities. (Draft EIR, p. 4.16-42.) The  
7 Project will use existing electricity service provided by Southern California  
8 Edison, therefore, no new facilities are needed, with only minor extensions to the  
9 buildings. The Project will use existing gas services provided by The Gas  
10 Company, with only extensions made to Project structures. The Project will use  
11 existing communication service provided by AT&T, with only extensions made to  
12 Project structures. The Project will require connection to existing stormwater  
13 drainage system to accommodate the additional run-off associated with the  
14 increase of impervious surfaces on the site into the San Sevaine Channel, which  
15 has a 100-year storm capacity and has been designed to incorporate stormwater  
16 runoff from the Project site. The Project site may require additional street lights.  
17 However, the amount of new street lighting construction needed on a portion of  
18 the road would be considered environmentally insignificant. Therefore, street  
19 lighting construction for the Project is considered to have a less than significant  
20 impact. The Project will not significantly impact electrical services, and no  
21 Project-specific mitigation measures are required.

22 The Project would not impact the maintenance of public facilities,  
23 including roads and would not require or result in the construction of new  
24 facilities or the expansion of such existing facilities. (Draft EIR, p. 4.16-43.) The  
25 Project will not involve the construction of public roadways. There may be  
26 potential impacts to existing roadways resulting in the need for increased road  
27 maintenance from increased truck traffic. The Project is addressed through  
28

1 standard County conditions of approval, plan check and permit procedures, and  
2 code enforcement practices, therefore impacts upon public facilities, such as  
3 roads, will be less than significant, and no Project-specific mitigation measures  
4 are required.

5 The Project would not impact the maintenance of other governmental  
6 services and would not require or result in the construction of new governmental  
7 services or the expansion of existing governmental services; the construction of  
8 which could cause significant environmental effects. (Draft EIR, p. 4.16-43.) No  
9 other governmental services are expected to be required for the Project.  
10 Therefore, no impacts will occur, and no Project-specific mitigation measures are  
11 required.

12 The Project would not conflict with adopted energy conservation plans.  
13 (Draft EIR, p. 4.16-43.) The Project will meet all requirements of Title 24  
14 California Code of Regulations construction for energy savings, but there are no  
15 energy conservation plans associated with the Jurupa Area Plan which would  
16 affect the Project site. Therefore, no impacts due to conflicts with adopted energy  
17 conservation plans are expected, and no Project-specific mitigation measures are  
18 required.

19 Regarding cumulative impacts, build-out of the RCIP General Plan is  
20 anticipated to generate substantial increases in solid waste; however,  
21 implementation of General Plan policies and RCIP General Plan EIR mitigation  
22 measures will reduce the potential impact to below the level of significance.  
23 Implementation of RCIP General Plan policies and Riverside County regulations  
24 will result in a less than significant impact on wastewater systems, but would still  
25 substantially contribute to a significant cumulative impact on existing wastewater  
26 facilities. The RCIP General Plan's impact upon water supply will be  
27 significantly impacted by RCIP General Plan build-out. The RCIP General Plan  
28



1 EIR determined that adherence to RCIP General Plan policies and RCIP General  
2 Plan EIR mitigation measures will reduce the potential impact to water supply,  
3 but that the potential impacts remain significant and unavoidable. Cumulatively,  
4 impacts due to solid waste generation and upon wastewater services and water  
5 supply will be significant. (Draft EIR, p. 6.0-26.)

6 The amount of landfill capacity needed to accommodate solid waste is  
7 directly in line with the County's Projected increased landfill need. Hence,  
8 buildout of Riverside County, including the Project, would not create demands for  
9 waste management services that exceed the capacities of the County's waste  
10 management system and impacts to solid waste facilities associated with the  
11 Project are less than significant. (Draft EIR, p. 6.0-26.)

12 The total demand for this Project set forth in the water supply assessment  
13 is within the limits of Projected demand in the current Urban Water Management  
14 Plan. JCSD also has sufficient production capacity from its water sources to meet  
15 its Projected cumulative 2030 annual water demand of 41,025 acre-feet per year.  
16 Therefore, the Project will have less than significant impacts to water supplies.  
17 (Draft EIR, p. 6.0-27.) The Project involves manufacturing/distribution facilities  
18 and are not expected to require significant additional services, and the wastewater  
19 generated by the Project will not require the construction of new or expanded  
20 wastewater treatment facilities.

21 The Project will have no significant cumulative impacts related to water  
22 and sewer and solid waste services. (Draft EIR, p. 6.0-27.) Although potential  
23 impacts due to solid waste generated by the Project will be less than significant,  
24 mitigation measures that will further reduce solid waste impacts have been  
25 required. (See *infra* discussion of mitigation measures MM Utilities 1 through  
26 MM Utilities 5.) No mitigation measures are required or proposed to address  
27 cumulative water and sewer impacts. (Draft EIR, p. 6.0-27.)  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

2. Mitigation:

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

- a. Mitigation Measure Utilities 1: The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for each implementing development. The plans are required to conform to the Waste Management Department's *Design Guidelines for Recyclables Collection and Loading Areas*. Prior to final building inspection, the applicant is required to construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and verified by the Riverside County Building and Safety Department through site inspection. (Draft EIR, p. 4.16-43.)
- b. Mitigation Measure Utilities 2: In addition to solid waste dumpsters, the Project development will include recycling containers for aluminum cans, glass, plastics, paper and cardboard. (Draft EIR, p. 4.16-43.)
- c. Mitigation Measure Utilities 3: The Project development will recycle construction and demolition (C&D) waste generated during construction activities that would otherwise be taken to a landfill. (Draft EIR, p. 4.16-44.). This diversion of waste must meet or exceed a 50 percent reduction by weight. (Final EIR, p. 1.0-28.) The Project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program – Form B and Form C to ensure compliance. Form B – Recycling Plan must be submitted and approved

1 by the Riverside County Waste Management Department and provided to  
2 the Department of Building and Safety prior to issuance of building  
3 permits. Form C – Reporting Form must be approved by the Riverside  
4 County Waste Management Department and submitted to the Department  
5 of Building and Safety prior to issuance of a certificate of occupancy.

6 d. Mitigation Measure Utilities 4: The property owner shall require  
7 landscaping contractors to practice grass recycling and/or grass  
8 composting to reduce the amounts of grass material in the waste stream.  
9 (Draft EIR, p. 4.16-44.)

10 e. Mitigation Measure Utilities 5: The property owner shall require  
11 landscaping contractors to use mulch and/or compost for the development  
12 and maintenance of Project site landscaped areas. (Draft EIR, p. 4.16-44.)

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts  
14 potentially resulting from the Project's approval cannot be fully mitigated and will be only partially  
15 avoided or lessened by the mitigation measures hereinafter specified; a statement of overriding findings  
16 is therefore included herein:

17 N. Air Quality

18 1. Impacts:

19 The Project would not conflict with or obstruct implementation of the  
20 applicable air quality plan. (Draft EIR, p. 4.3-37.) The Air Quality Management  
21 Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive  
22 program that will lead the SCAB into compliance with all federal and state air  
23 quality standards. The AQMP is created in consultation with local governments,  
24 and conformance with the AQMP for development Projects is determined by  
25 demonstrating compliance with local land use plans and/or population Projections  
26 and meeting the land use designation set forth in the RCIP General Plan. (Draft  
27 EIR, pp. 4.3-36.) The Project is located in the community of Mira Loma within  
28

1 Riverside County. It consists of vacant in-fill lots within a land use designation of  
2 Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio)  
3 as set forth in the Riverside County General Plan. Uses within Riverside  
4 County's Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor  
5 Area Ratio) designation are limited to warehousing/distribution, assembly and  
6 light manufacturing, and repair facilities. The plot plans located closest to  
7 existing residences have been zoned Community Development: Industrial Park  
8 (CD: LI) (0.25-0.60 Floor Area Ratio) while the other three plot plans have been  
9 zoned Medium-Manufacturing (M-M). The Project is consistent with the land  
10 use designation in the RCIP General Plan. Therefore, since the Project is  
11 consistent with the local land use plan the Project will not conflict with the  
12 implementation of the air quality management plan, and impacts are considered  
13 less than significant, and no Project-specific mitigation measures are required.  
14 (Draft EIR, p. 4.3-36 to 37.)

15 The Project would not create a carbon monoxide hotspot and there are no  
16 cumulative impacts for carbon monoxide hotspots. ((Draft EIR, p. 4.3-37, 47 to  
17 49.) The Mira Loma Commerce Center has the potential to negatively impact the  
18 Level of Service ("LOS") on adjacent roadways, which could allow CO to  
19 become a localized problem ("hot spot") requiring additional analysis beyond  
20 total Project emissions quantification due to traffic congestion and idling or slow-  
21 moving vehicles. Screening procedures in the SCAQMD CEQA Air Quality  
22 Handbook determine the potential to create a CO hot spot. (Draft EIR, pp. 4.3-  
23 47.) In consultation with SCAQMD, a traffic study was prepared through  
24 modeling several intersections. (Draft EIR, p. 4.3-47 to 48.) Emission factors  
25 were estimated, with worse-case meteorological and sensitive receptor distance  
26 scenarios were used. (Draft EIR, p. 4.3-48.) The results are presented in Table  
27 4.3-I of the Draft EIR by intersection where the receptor position with the highest  
28

1 CO concentration is shown. (Draft EIR, p. 4.3-48 to 49.) For all of the  
2 intersections modeled, the CO emissions from Project-generated traffic are much  
3 less than the California and national (federal) thresholds of significance; therefore,  
4 the CO hotspot impacts are considered less than significant and even when the  
5 cumulative impacts are analyzed, the peak CO hotspot concentrations are less  
6 than the threshold values. Therefore, the Project will not contribute to either the  
7 CAAQS or NAAQS for CO to be exceeded and will not form any CO hotspots in  
8 the Project area. There are also no cumulative impacts for CO hotspots. (Draft  
9 EIR, p. 4.3-49.) No Project-specific mitigation measures are required since no  
10 significant adverse impacts are anticipated.

11 The Project would not expose sensitive receptors to a hazard index of 1.0  
12 or greater for chronic non-cancer risks associated with Diesel Particulate Matter  
13 ("DPM"), which is a Toxic Air Contaminant or TAC. (Draft EIR, pp. 4.3-66.)  
14 Non-cancer risks are considered less than significant from both the Project  
15 operation alone and when considered with cumulative Projects. (Draft EIR, p.  
16 4.3-72.) The relationship for the non-cancer health effects of DPM was modeled,  
17 and based on the assumption of 10 minute idling per truck at the Project site, the  
18 maximum DPM concentration of 0.087  $\mu\text{g}/\text{m}^3$  occurs at the Project site with the  
19 hazard index is 0.017, which is less than 2% of the allowed threshold. Based on  
20 this, non-cancer risks from the Project's DPM emissions are considered less than  
21 significant. Therefore, despite MM Air 7 which prohibits all vehicles from idling  
22 in excess of 5 minutes, even at 10 minutes, the impact is already less than  
23 significant. (Draft EIR, pp. 4.3-66; 4.3-67.) Non-cancer risks are less than 5  
24 percent of the SCAQMD recommended threshold from both Project operation  
25 alone and when considered with cumulative Projects. Therefore, non-cancer risks  
26 are considered less than significant, and no Project-specific mitigation measures  
27 are required. (Draft EIR, p. 4.3-76.)  
28

1 Without appropriate mitigation, the Project may have the potential to  
2 expose a substantial number of people to objectionable odors. The Project  
3 consists of six vacant "in-fill" lots, and a Community Development: Light  
4 Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) designation is limited to  
5 warehousing/distribution, assembly and light manufacturing, and repair facilities.  
6 (Draft EIR, p. 4.3-57.) It can be anticipated that the major potential sources of  
7 odor from the Project would occur during construction. Given the fact that the  
8 Project and its roadways for access are located adjacent to residential areas,  
9 impacts related to odors during construction are considered significant, with  
10 construction equipment exhaust the main source of odors. (Draft EIR, p. 4.3-57.)  
11 The Clean Air Nonroad Diesel Rule from EPA places new pollution controls on  
12 diesel engines used in industries such as construction and is expected to ultimately  
13 reduce emissions from nonroad diesel engines by over 90 percent. By 2010, this  
14 rule will reduce sulfur levels in nonroad diesel fuel 99 percent from 2004 levels.  
15 This rule built upon the previously adopted Clean Diesel Truck and Bus Rule  
16 (announced December 21, 2000), which required a 97 percent reduction in sulfur  
17 content of highway diesel fuel and required new heavy-duty diesel highway  
18 vehicles to meet new emission standards. On-highway compliance requirements  
19 take effect with the 2007 model year. It is estimated that by 2030 when the current  
20 heavy-duty highway vehicle fleet has been completely replaced by newer  
21 vehicles, that emissions from such vehicles will be reduced by over 90 percent.  
22 Additionally, the Project will comply with SCAQMD Rule 402, which prohibits  
23 the discharge of air contaminants or other material that may cause the detriment,  
24 nuisance, or annoyance to any considerable number of people. Pursuant to State  
25 CEQA Guidelines Section 15091, subdivision (a)(1), changes or alternatives have  
26 been required in, or incorporated into, the Project which avoid or substantially  
27 lessen the significant environmental effect identified in the Final EIR. The above-  
28

1 noted programs, along with incorporating limits on idling time during  
2 construction from MM Air 2 and during Project operation from MM Air 7, will  
3 help to reduce impacts related to odors from the Project to less than significant  
4 levels. (Draft EIR, pp. 4.3-57.)

5 The Project would generate significant levels of emissions and exceed  
6 SCAQMD standards for several criteria pollutants, despite feasible mitigation,  
7 and therefore will have a significant impact from both short-term emissions  
8 during construction and long-term operational emissions. (Draft EIR, pp. 4.3-42,  
9 47.) Changes or alterations have been required in, or incorporated into, the  
10 Project that help reduce the potential impacts, but impacts will remain significant  
11 and unavoidable. (Draft EIR, pp. 4.3-67 to 4.3-69; Final EIR, pp. 1.0-14 to 1.0-16,  
12 1.0-45.) The mitigation measures from the Draft EIR, MM Air 1 through MM Air  
13 13, will be implemented, and several mitigation measures were added and  
14 amended by the Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM  
15 Air 3d, MM Air 3e, MM Air 3f, MM Air 8, MM Air 14, and MM Air 15. These  
16 measures will be implemented to reduce emissions during construction and  
17 operations activities (see *infra* discussion of mitigation), and the added and  
18 amended measures will not result in a change in the level of significance related  
19 to this potential impact.

20 On a regional level, the Project will create short-term air quality impacts  
21 from fugitive dust, other particulate matter, exhaust emissions generated by  
22 earthmoving activities, and operation of grading equipment during site  
23 preparation. Short-term impacts will also include emissions generated during  
24 construction of the buildings as a result of operation of equipment, operation of  
25 personal vehicles by construction workers, and coating and paint applications.  
26 (Draft EIR, p. 4.3-37.) The Project will be required to comply with existing  
27 SCAQMD Rule 403 and application of standard best management practices in  
28

1 construction and operation activities, such as application of water or chemical  
2 stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on  
3 unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways,  
4 cessation of construction activity when winds exceed 25 mph and establishing a  
5 permanent, stabilizing ground cover on finished sites. Based on the size of this  
6 Project, a Fugitive Dust Control Plan or Large Operation Notification would be  
7 required. (Draft EIR, p. 4.3-37.) The thresholds contained in the SCAQMD  
8 CEQA Air Quality Handbook were considered regional thresholds and are shown  
9 in Table 4.3-D of the Draft EIR. (Draft EIR, p. 4.3-39.) Short-term emissions  
10 were evaluated using the URBEMIS 2007 version 9.2.2 for Windows computer  
11 program, with default values reflecting a worse-case scenario, which means that  
12 the actual Project emissions are expected to be equal to or less than the estimated  
13 construction emissions.

14 Regional short-term emissions from construction activities will result in  
15 ROG and NO<sub>x</sub> levels that exceed SCAQMD's recommended daily regional  
16 thresholds. (Final EIR, p. 1.0-6.) Short-term construction PM-10 emission levels,  
17 as well as PM-2.5, CO, and SO<sub>2</sub> levels, will not exceed SCAQMD's  
18 recommended daily regional thresholds, even without implementing mitigation  
19 measures. (Final EIR, pp.1.0-6.) Notwithstanding the levels of PM-10 and PM-  
20 2.5 being below the SCAQMD thresholds, mitigation measures MM Air 3e and  
21 Air 3f have been incorporated for phasing the grading operations and providing  
22 public monitoring of the air quality during construction, as indicated in the Final  
23 EIR. (Final EIR, pp. 1.0-15, 3.0-8, see *infra* discussion of MM Air 3e and Air 3f.)  
24 These mitigation measures will help further reduce the already less-than-  
25 significant levels of PM-10 and PM-2.5 further below SCAQMD's threshold  
26 levels. (Final EIR, pp.1.0-6.) Mitigation measures MM Air 3e and Air 3f, and  
27 the other mitigation measures added and amended by the Final EIR, will not result  
28



1 in any change in the level of significance for these criteria pollutants. (Id.)

2 Also on a regional level, long-term emissions are evaluated for the  
3 completed Project at the end of construction for on-road motor vehicle emissions  
4 and Area Source emissions including stationary combustion emissions of natural  
5 gas used for space and water heating, and yard and landscape maintenance. On a  
6 regional level, long-term emissions from the daily operations of the Project will  
7 exceed the daily regional thresholds set by SCAQMD for ROG, NOX, and CO in  
8 both summer and winter. Therefore, using the regional significance threshold, the  
9 Project is expected to exceed SCAQMD standards, and therefore will have a  
10 significant impact during long-term operations. (Draft EIR, p. 4.3-42.)

11 For localized short-term construction emissions, the Project involves the  
12 individual grading of plot plans one at a time. (Final EIR, p. 1.0-6.) The  
13 maximum daily on-site construction emissions estimated from URBEMIS were  
14 used in this analysis (See Table 4.3-H on pages 1.0-7 to 1.0-8 of the Final EIR),  
15 and SCAQMD LST lookup tables. (Final EIR, pp. 1.0-6 to 1.0-7.) According to  
16 Table 4.3-H of the Final EIR, construction of PP16979, PP18876, PP18877, and  
17 PP18877 will result in localized PM-10 and PM-2.5 impacts to sensitive receptors  
18 in the Project vicinity, namely the neighborhoods of Mira Loma Village and  
19 Country Village. Construction of PP17788 will result in localized PM-10 impacts  
20 to the sensitive receptors within the Country Village. Construction of PP18875  
21 will not result in any localized impacts to sensitive receptors in the Project  
22 vicinity. Looking at the entire Project as a whole, construction activities resulting  
23 from site grading will result in localized PM-10 and PM-2.5 impacts to sensitive  
24 receptors in the Project vicinity. (Final EIR, p. 1.0-8.) A detailed dispersion  
25 analysis (using ISCST3 (Industrial Source Complex Short Term Version 3)) was  
26 completed for PM-10 and PM-2.5 emissions to determine if these thresholds  
27 would still be exceeded for construction of each plot plan individually, as well as  
28

1 for concurrent construction of all six plot plans because the maximum emissions  
2 of construction-related PM-10 and PM-2.5 occur during grading operations.  
3 (Final EIR, p. 1.0-8.)

4 The Final EIR shows that PP16979, PP18876, and PP18877 exceed the  
5 PM-10 LST, and when all plot plans are graded concurrently, the PM-10 LST is  
6 exceeded. The results of the detailed dispersion modeling indicate an  
7 improvement in findings which show that PP17788, PP1 8875, and PP18879 will  
8 not exceed the LST. These results are better than Table 4.3-H because PP17788  
9 and PP18879 will not exceed the LST; however, significant short-term impacts  
10 will nonetheless remain because other plot plans will still exceed the PM-10  
11 localized significant threshold. (Final EIR, p. 1.0-10.)

12 The Final EIR shows that PP16979, PP18876, and PP18877 exceed the  
13 PM-2.5 LST, and when all plot plans are graded concurrently, the PM-2.5 LST is  
14 exceeded. The results of the detailed dispersion modeling indicate that PP17788,  
15 PP18875, and PP18879 will not exceed the PM-2.5 LST. These results are better  
16 than those depicted in Table 4.3-H using the LST look-up tables because PP18879  
17 will not exceed the LST; however, significant impacts nonetheless remain because  
18 short-term emissions from other plot plans will still exceed the PM-2.5 localized  
19 significance threshold. (Final EIR, p. 1.0-11.)

20 On a localized level, short-term emissions from construction activities will  
21 result in PM-10 and PM-2.5 levels that exceed SCAQMD's recommended  
22 thresholds, and therefore will result in significant localized impacts to sensitive  
23 receptors in the Project vicinity. (Final EIR, pp. 1.0-6 to 1.0-11.) A revised  
24 analysis was reported in the Final EIR to account for the Project proponent's plan  
25 to grade each site separately, which indicates that PM-10 and PM-2.5 emissions  
26 will still exceed SCAQMD's localized significance thresholds. (*Id.*) Based on  
27 these findings, localized air quality impacts related to PM-10 and PM-2.5  
28

1 emissions from the short-term construction of the Project are considered  
2 significant. (Draft EIR, p. 4.3-7; Final EIR, pp. 1.0-6 to 1.0-11.)

3 For localized long-term emissions from stationary sources or from  
4 attracting mobile sources that may spend long periods queuing and idling at the  
5 site, such as at warehouse/transfer facilities, SCAQMD LST methodology was  
6 applied. (Final EIR, p. 1.0-11.) Computer modeling was conducted under worse-  
7 case scenarios for this Project to overestimate Project impacts. (Final EIR, p. 1.0-  
8 12.) Localized long-term emissions from operational activities will not result in  
9 exceedances of the SCAQMD's localized significance thresholds for the criteria  
10 pollutants. (Draft EIR, p. 4.3-47.)

11 The following mitigation measures were considered in the Draft EIR, are  
12 considered infeasible, and will not be incorporated into the Project:

- 13 a. Proposed Mitigation Measure Air 1: Provide a minimum 300 meter  
14 setback from truck traffic to sensitive receptors/homes. All of the proposed  
15 plot plans are closer than 300 meters from sensitive receptors. In order to  
16 meet the SCAQMD's recommended 300 meter distance from sensitive  
17 receptors, the proposed plot plans would have to be relocated outside the  
18 Mira Loma Commerce Center (MLCC) complex. The area generally  
19 surrounding the MLCC complex is generally developed with other similar  
20 industrial uses or with residential uses. There are limited areas left other  
21 than the proposed plot plan sites, for which the Project could be relocated  
22 and they may or may not be able to be located 300 meters away from  
23 residences at another site. (Draft EIR, p. 4.3-68.)
- 24 b. Proposed Mitigation Measure Air 2: Use "clean" street sweepers. The  
25 County of Riverside is responsible for street sweeping on County  
26 maintained roads. Street sweeping within vicinity of the Project is  
27 performed by Burtec and administered by the Riverside County  
28

1 Environmental Health Department. Individual developers are not parties  
2 to and do not control the administration of County contracts for street  
3 sweeping. Therefore, this mitigation measure is not feasible.  
4 Additionally, street sweeping operations are required to comply with  
5 SCAQMD Rules 1186 and 1186.1. Rule 1186 includes provisions for  
6 street sweeper testing and certification to meet SCAQMD requirements.  
7 Rule 1186.1 applies to any federal, state, county, city or governmental  
8 department or agency, any special district such as water, air, sanitation,  
9 transit, and school districts, or private individual firm, association,  
10 franchise, contractor, user or owner who provides sweeping services to a  
11 governmental agency that owns or leases 15 or more vehicles, including  
12 passenger cars, light-duty trucks, and medium- and heavy-duty on-road  
13 vehicles. It requires governmental agencies to contract with sweeping  
14 services that use alternative-fuel sweepers or solicit bids for sweeping  
15 operations using alternative-fuel sweepers. (Draft EIR, p. 4.3-68.)

- 16 c. Proposed Mitigation Measure Air 3: Provide on-site services to minimize  
17 truck traffic such as: meal or cafeteria service, ATMs, convenience stores  
18 with basic amenities. The Project is in an industrially zoned area and are  
19 industrial facilities; not commercial facilities. Additionally, the Project  
20 does not include the parking requirements for commercial/service  
21 facilities. Additionally, this mitigation measure is not needed because  
22 there already is a currently operating commercial facility along Etiwanda  
23 Avenue in close proximity to the proposed plot plans that would serve the  
24 same purpose as this mitigation measure offered up by the SCAQMD.  
25 (Draft EIR, p. 4.3-68 to 69.)

26 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(2), and as  
27 further discussed above, changes or alternatives that would avoid or substantially  
28

1 lessen the significant environmental effect identified in the Final EIR are within  
2 the responsibility and jurisdiction of another public agency and not the agency  
3 making the finding, as related to the use of "clean" street sweepers. Such changes  
4 have been adopted by such other agency or can and should be adopted by such  
5 other agency. (*Id.*) Also, pursuant to State CEQA Guidelines Section 15091,  
6 subdivision (a)(3), specific economic, legal, social, technological or other  
7 considerations, including provision of employment opportunities for highly  
8 trained workers, make infeasible the mitigation measures or Project alternatives  
9 identified in the Final EIR. Although implementation of the above-listed  
10 mitigation measures will reduce Project-generated emissions, there is no  
11 quantitative reduction associated with them; therefore, there is no change in the  
12 estimated emissions of the Project. (Draft EIR, p. 4.3-69.)

13 The Project would result in a cumulatively considerable net increase of  
14 criteria pollutants for which the Project region is non-attainment under an  
15 applicable federal or state ambient air quality standard. (Draft EIR, p. 4.3-50.)  
16 In evaluating the cumulative effects of the Project, Section 21100(e) of CEQA  
17 states that "previously approved land use documents including, but not limited to,  
18 general plans, specific plans, and local coastal plans, may be used in cumulative  
19 impact analysis." In addressing cumulative effects for air quality, the AQMP  
20 utilizes approved general plans and, therefore, is the most appropriate document  
21 to use to evaluate cumulative impacts of the subject Project. (Draft EIR, p. 4.3-  
22 50.) The portion of the SCAB within which the Project is located is designated as  
23 a non-attainment area for ozone, PM-10, and PM-2.5 under state and federal  
24 standards. (Draft EIR, p. 4.3-50.)

25 On a regional level, in the Draft EIR, PM-10 emissions were initially  
26 reported to be significant, based on the initial finding that the PM-10 emissions  
27 would exceed the SCAQMD regional significance thresholds for short-term  
28

1 construction emissions. (Draft EIR, pp. 4.3-50, 4.3-40 to 4.3-41; See supra  
2 discussion regarding SCAQMD criteria pollutants.) However, upon further  
3 review of the air quality analyses, it was found that short-term PM-10 emissions  
4 would not exceed the SCAQMD regional threshold prior to mitigation, and  
5 therefore should not have been considered as a significant impact. (Final EIR, pp.  
6 1.0-5 to 1.0-6; see supra discussion regarding SCAQMD criteria pollutants.) MM  
7 Air 3e and MM Air 3f were added to further reduce the PM-10 and PM-2.5  
8 emissions; however, no change in the level of significance would occur as a result  
9 of implementing these mitigation measures. (E.g., Final EIR, p. 1.0-45.)  
10 Accordingly, the Final EIR indicates that only ROG and NOX would exceed the  
11 SCAQMD regional significance thresholds for short-term construction emissions.  
12 (Final EIR, p. 1.0-45.)

13 Also on a regional level, long-term emissions from the concurrent  
14 operation of all six plot plans exceed the daily regional thresholds for ROG, NOX,  
15 and CO in both summer and winter. (Draft EIR, pp. 4.3-50.) The operational  
16 emissions from the cumulative Projects in the region will additionally exceed all  
17 criteria pollutant thresholds, except for SO<sub>2</sub> in both summer and winter. (Draft  
18 EIR, pp. 4.3-50, 4.3-74.) Since the Project's operational emissions already exceed  
19 the SCAQMD regional thresholds, when this is combined with the cumulative  
20 Project emissions, the Project will result in a significant contribution to  
21 cumulative air quality impacts. (Draft EIR, pp. 4.3-50.)

22 The Project can be considered to be in compliance with the AQMP based on land  
23 use compatibility. However, both short-term and long-term Project-generated  
24 emissions have been shown to be significant on a regional level, which in turn  
25 would mean the Project would have significant cumulative impacts. (Draft EIR,  
26 p. 4.3-50; Final EIR, p. 1.0-45.) As a result, the Project will contribute to  
27 cumulatively considerable net increases of criteria pollutants. (Draft EIR, p. 4.3-  
28

1 50.)

2 Changes or alterations have been required in, or incorporated into, the  
3 Project that help reduce the potential impacts, but impacts will remain significant  
4 and unavoidable. (Draft EIR, pp. 4.3 73 to 4.3-74, 4.3-69; Final EIR, p. 1.0-45.)  
5 Mitigation measures MM Air 1 through MM Air 13 from the Draft EIR will be  
6 implemented, and several mitigation measures were added and amended by the  
7 Final EIR, and will be implemented, as follows: MM Air 3a, MM Air 3b, MM Air  
8 3c, MM Air 3d, MM Air 3e, MM Air 3f, MM Air 8, MM Air 14, and MM Air 15.  
9 These measures will be implemented to reduce emissions during construction and  
10 operations. (See *infra* discussion of mitigation) The measures added and  
11 amended by the Final EIR will not result in a change in the level of significance  
12 related to this potential impact. After mitigation, Project-generated emissions  
13 would be reduced; however, there would be no quantitative reduction associated  
14 with the imposed mitigation measures. (Draft EIR, p. 4.3-69.) Therefore, there  
15 would be no change in the estimated criteria pollutant emissions for the Project.  
16 (Draft EIR, p. 4.3-69; Final EIR, p. 1.0-45; see Draft EIR, Section 6.0 [further  
17 discussing cumulative impacts related to Air Quality].) Pursuant to State CEQA  
18 Guidelines section 15091, specific economic, legal, social, technological or other  
19 considerations, including provision of employment opportunities for highly  
20 trained workers, make infeasible the mitigation measures or Project alternatives  
21 identified in the Final EIR. (Subd. (a)(3).)

22 The Project includes specific design considerations and mitigation  
23 measures to reduce potential impacts related to greenhouse gas emissions and  
24 climate change. Based on the EIR, short-term emissions related to construction  
25 activities will not be cumulatively considerable. (Draft EIR, p. 4.3-52 to 4.3-53.)  
26 However, with no regulatory guidance or actual threshold of significance for  
27 global warming or climate change, the Project's emissions will result in a  
28

1 cumulatively considerable net increase of greenhouse gas pollutants that may  
2 further lead to climate change or global warming impacts and the Project will  
3 have a potentially significant cumulative impact related to greenhouse gases.  
4 (Draft EIR, p. 4.3-57; Draft EIR, p. 4.3-75.)

5 The following energy and environmental design features have been  
6 incorporated into the Project in order to increase the energy efficiency and reduce  
7 potential long-term air quality impacts, including Project-related greenhouse gas  
8 emissions: the Project shall be constructed in accordance with the California's  
9 Energy Efficiency Standards for Residential and Nonresidential Buildings, as set  
10 forth in Title 24, Part 6, of the California Code of Regulations; use of skylights to  
11 allow more natural light; be painted white on the interior to create brighter interior  
12 conditions; use a 4-ply roof system with a light grey color reflective cap sheet to  
13 reduce the transference of heat; use roof insulation to creating higher light  
14 reflection; use tankless water heaters for improved energy efficiency; use 3-phase  
15 4-wire electrical service to allow the use of more energy efficient motors and  
16 drive devices than single-phase, with spare electrical conduits under the floor slab  
17 to minimize the energy use for future tenant improvements; use reclaimed water  
18 for irrigation, where available; use drought-tolerant plants for landscaping and use  
19 wood chips in planting beds to retain moisture content; use energy efficient  
20 compact fluorescent bulbs or fluorescent tube lighting; use low-E (low-emissivity)  
21 reflective coatings/glazing on windows; shield lighting to not cause glare or  
22 excessive light spillage; recycle construction and demolition waste generated  
23 during construction activities; obtain coverage under the appropriate NPDES  
24 General Construction Permit for Storm Water Discharges Associated with  
25 Construction Activities, Order No. 99-08-DWQ, NPDES No. CAS000002 prior to  
26 obtaining the grading permits and shall implement Best Management Practices as  
27 set forth in their Storm Water Pollution Prevention Plans. (See Draft EIR, pp.  
28



1 4.3-34 to 4.3-36 [further discussing the Project's design considerations].)

2 Additionally, mitigation measures MM Air 1 through MM Air 13 will be  
3 implemented, pursuant to the Draft EIR. (See *infra* discussion of mitigation  
4 measures.) As previously noted, several mitigation measures were added and  
5 amended by the Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM  
6 Air 3d, MM Air 3e, MM Air 3f, MM Air 8, MM Air 14, and MM Air 15. These  
7 added and amended mitigation measures, as implemented, will not result in a  
8 change in the level of significance related to this potential impact. The measures  
9 will be implemented to reduce emissions related to construction and operations  
10 activities.

11 The Final EIR discussed Greenhouse Gas reduction measures and  
12 guidelines that were recommended by the California Attorney General's Office  
13 CEQA Guidance, the California Air Pollution Control Officer's Association  
14 (CAPCOA) CEQA and Climate Change Guidelines, the proposed amendments to  
15 CEQA Guidelines Appendix G Thresholds, and the California Climate Action  
16 Team Report. (See Final EIR, pp. 1.0-16 to 1.0-44.) Assessment of these  
17 measures and guidelines in the Final EIR does not result in changes to the level of  
18 significance of Greenhouse Gas-related impacts. As addressed in the Final EIR,  
19 some of the measures were inapplicable to the Project, while others were already  
20 addressed in the Project's design features and mitigation measures, as described  
21 above.

22 The analysis estimates of the Project's GHG emissions during  
23 construction and at build-out were primarily performed through the quantification  
24 of carbon dioxide (CO<sub>2</sub>) emissions. Carbon dioxide emissions accounted for  
25 approximately 84 percent of the state's total GHG emissions in 2004. Methane  
26 and NO<sub>x</sub> accounted for 5.7 and 6.8 percent, respectively. Therefore, while not  
27 intended to be an all-inclusion inventory of overall GHG emissions from the  
28

1 Project; the estimation of CO<sub>2</sub> from several sources of everyday Project  
2 operations is illustrative of much of the Project's potential contribution to GHG.  
3 (Draft EIR, p. 4.3-50 to 51.)

4 It should be noted that the emission of GHG in general and CO<sub>2</sub>  
5 specifically into the atmosphere is not of itself an adverse environmental impact.  
6 It is the impact that increased concentrations of GHG in the atmosphere has upon  
7 the Earth's climate (*i.e.*, climate change) and the associated consequences of  
8 climate change that results in adverse environmental impacts (*e.g.*, sea level rise,  
9 loss of snowpack, severe weather events). (Draft EIR, p. 4.3-50 to 51.)

10 For short-term emissions related to construction activities, the Final EIR  
11 summarized the output results and presented emissions estimates in metric tonnes  
12 (Mt) of CO<sub>2</sub> per year. (Final EIR, p. 1.0-13.) Based on the analyses, emissions  
13 are anticipated to be approximately 0.00002 percent of global CO<sub>2</sub> emissions from  
14 fossil fuels, 0.00008 percent of the United States' CO<sub>2</sub> equivalent emissions per  
15 year, and 0.0012 percent of California's CO<sub>2</sub> emissions per year. (Final EIR, p.  
16 1.0-14.) Given the global nature of greenhouse gases, the short-term nature of  
17 construction activities, and the Project's infinitesimal contribution to annual  
18 greenhouse gas emissions, the resulting impacts on global climate change are not  
19 cumulatively considerable. (Draft EIR, pp. 4.3-52 to 53, Final EIR, p. 1.0-14.)

20 For long-term emissions, the EIR analyzed emissions from electricity  
21 generation from in-state and imported electricity, with average carbon intensity  
22 for electricity supplied to the California grid equal to 342.12 Mt/GWh. (Draft  
23 EIR, p. 4.3-53.) A conservative estimate was used, as actual emissions will likely  
24 be smaller due to implementation of SB 1368 which will phase-out the use of out-  
25 of-state coal-fired power plants, and implementation of AB 32 which will likely  
26 reduce carbon intensity throughout the state. (Draft EIR, pp. 4.3-53.) GHG  
27 emissions associated with the combustion of natural gas used by the Project were  
28

1 estimated using the current URBEMIS model, which showed that the estimated  
2 emissions annually are approximately 960 Mt/year. (Draft EIR, p. 4.3-54.)  
3 Landscape equipment servicing the Project site was also analyzed using the  
4 current URBEMIS model, which estimated the Project's annual landscape  
5 equipment emissions to be 2.72 Mt. (Draft EIR, pp. 4.3-54.) URBEMIS was also  
6 used to calculate the CO<sub>2</sub> emissions from Project-related vehicle usage as  
7 approximately 14,776 Mt annually. Future reductions can be expected as a result  
8 of AB 1493 (2002), which requires emissions reductions in California's new light  
9 duty vehicle fleet, starting in model year 2009, which could reduce vehicle  
10 emissions by 27% by 2030. (Draft EIR, p. 4.3-55.) The total carbon dioxide  
11 emissions generated from Project operation is 17,954.72 Mt per year, primarily  
12 from vehicle use followed by electricity consumption at 82 and 12 percent. Not  
13 included in this estimate are emissions from construction related electricity,  
14 natural gas, and mobile sources nor are emissions from wastewater treatment and  
15 landfill of solid waste during Project operation. Given the global nature of GHG  
16 and their ability to alter the Earth's climate, it is not anticipated that a single  
17 development Project, even one this size, would have an effect on global climate  
18 conditions. It is, however, reasonably foreseeable that emissions resulting from  
19 this Project in combination with statewide, national, and international emissions  
20 could cumulatively contribute to a change in Earth's climate, i.e., global warming.  
21 (Draft EIR, p. 4.3-56 to 57.)

22 To lessen the impacts related to global warming and GHG production, the  
23 Project will be implementing the above-noted measures. However, there are no  
24 quantitative reductions associated with them. Therefore, it can be concluded that  
25 the Project's resulting impacts on global climate change are considered to be  
26 cumulatively considerable when considered in combination with other statewide,  
27 national and international emissions, and the Project will have a potentially  
28

1 significant impact related to greenhouse gases. (Draft EIR, p. 4.3-57.) Pursuant  
2 to State CEQA Guidelines section 15091, specific economic, legal, social,  
3 technological or other considerations, including provision of employment  
4 opportunities for highly trained workers, make infeasible the mitigation measures  
5 or Project alternatives identified in the Final EIR. (Subd. (a)(3).)  
6

7 The Project could expose sensitive receptors to substantial pollutant  
8 concentrations on a regional level. Therefore, impacts are considered significant.  
9 (Draft EIR, p. 4.3-58.) Changes or alterations have been required in, or  
10 incorporated into, the Project that help reduce the potential impacts, but impacts  
11 will remain significant and unavoidable. (Draft EIR, p. 4.3-67 to 68.)

12 Additionally, mitigation measures will be implemented to reduce  
13 emissions during construction and operations activities. (See *infra* discussion of  
14 mitigation measures.) MM Air 1 through MM Air 13 will be implemented.  
15 However, as previously noted, several mitigation measures were added and  
16 amended by the Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM  
17 Air 3d, MM Air 3e, MM Air 3f, MM Air 8, MM Air 14, and MM Air 15. These  
18 added and amended mitigation measures, as implemented, will not result in a  
19 change in the level of significance related to this potential impact.

20 Several sensitive receptors are located immediately adjacent to Plot Plans  
21 Nos. 18876, 18877 and 16979 (see Figure 4.3-2 of the EIR). Plot Plan No. 16979  
22 is adjacent to the senior community of Country Village, and Plot Plan Nos. 18876  
23 and 18877 are adjacent to Mira Loma Village. Although the Project does not  
24 contribute to exceeding the localized significance thresholds on a long-term basis,  
25 as discussed in the Draft EIR (Draft EIR, p. 4.3-47) and the findings within this  
26 section, above, the Project's emissions would exceed the long-term and short-term  
27 regional significance thresholds. (Draft EIR, pp. 4.3-32, 58.) Therefore, on a  
28 regional level, the Project could result in the exposure of sensitive receptors to

1 substantial pollutant concentrations. Therefore, impacts are considered significant  
2 despite mitigation. (Draft EIR, p. 4.3-58.)

3  
4 As previously indicated, emissions of ROG, NOX, and CO will be  
5 significant based on SCAQMD's regional significance threshold. (See *supra*  
6 discussion of criteria pollutants; Draft EIR, pp. 4.3-41, 4.3-42; Final EIR, pp. 1.0-  
7 6, 1.0-45.) Additionally, short-term emissions of PM-10 and PM-2.5 will be  
8 significant based on SCAQMD's localized significance thresholds. (Draft EIR, p.  
9 4.3-44; Final EIR, pp. 1.0-8 to 1.0-11; see *supra* discussion of criteria pollutants.)  
10 In high concentrations, CO can cause serious health problems in humans by  
11 limiting the red blood cells' ability to carry oxygen. The health threat from lower  
12 levels of CO is most serious for those who suffer from heart disease, like angina,  
13 clogged arteries, or congestive heart failure. In those persons, a single exposure  
14 of CO at low levels may cause chest pain and reduce the ability to exercise;  
15 repeated exposures may contribute to other cardiovascular effects. In healthy  
16 people, breathing high levels of CO may result in vision problems, reduced ability  
17 to work or learn reduced manual dexterity, and difficulty performing complex  
18 tasks. At extremely high levels, CO is poisonous and can cause death. CO also  
19 contributes to the formation of smog ground-level ozone, which can trigger  
20 serious respiratory problems. (Draft EIR, p. 4.3-7 [citing SCAQMD 1993].)

21 NO<sub>x</sub>'s most important oxides in air pollution are nitric oxide (NO) and  
22 nitrogen dioxide (NO<sub>2</sub>). NO<sub>2</sub> at atmospheric concentrations is a potential irritant  
23 and can cause coughing in healthy persons, due to increase resistance to air flow  
24 and airway contraction. Larger decreases in lung functions are observed in  
25 individuals with preexisting respiratory illness. Long-term exposure to NO<sub>2</sub> can  
26 potentially lead to increased levels of respiratory illness in children. NO<sub>x</sub> is one of  
27 the main ingredients involved in the formation of ground-level ozone, which can  
28 trigger serious respiratory problems. (Draft EIR, p. 4.3-7.)

1 Although health-based standards have not been established for Reactive  
2 Organic Gases/Volatile Organic Compounds (ROG/VOCs), health effects can  
3 occur from exposures to high concentrations because of interference with oxygen  
4 uptake. In general, ambient concentrations in the atmosphere are suspected to  
5 cause coughing, sneezing, headaches, weakness, laryngitis, and bronchitis, even at  
6 low concentrations. Some hydrocarbon components are thought or known to be  
7 hazardous. Benzene, for example, is a hydrocarbon component of VOC  
8 emissions that is known to be a human carcinogen. (Draft EIR, p. 4.3-9.)  
9

10 Both PM-10 and PM-2.5 can be inhaled into the deepest part of the lung,  
11 attributing to health effects. The presence of these fine particles by themselves  
12 causes lung damage and interfere with the body's ability to clear its respiratory  
13 tract. Said particles can also act as a carrier of other toxic substances (SCAQMD  
14 1993). Several studies have assessed the effects of long-term particulate matter  
15 exposure and have found it associated with symptoms of chronic bronchitis and  
16 decreased lung function. A lower rate of growth in lung function was has been  
17 found in children living in areas with higher levels of particulate pollution. The  
18 sources contributing to particulate matter pollution include road dust, windblown  
19 dust, agriculture, construction, fireplaces and wood burning stoves, and vehicle  
20 exhaust. (Draft EIR, p. 4.3-8.)

21 As shown in Figure 2.0-1 of the Final EIR, a setback of 1,000 feet (300  
22 meters) from the boundaries of nearby residential development, as recommended  
23 in one of the comment letters, would encompass the entirety of three of the  
24 proposed plot plan sites (PP18876, PP18877 and PP18879) and most of the other  
25 three plot plan sites (PP16979, PP17788 and PP18879). (Final EIR, pp. 2.0-96,  
26 2.0-98.) A 1,500-foot setback would encompass the entire Project site. (*Id.*)  
27 Thus, either setback would prevent development of the Project site in accordance  
28 with the current land use designation as Community Development: Light

1 Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and zoning as Medium-  
2 Manufacturing (M-M) and Industrial Park (I-P). (Final EIR, p. 2.0-96.)

3 These setbacks are equivalent to the Draft EIR's "No Project Alternative,"  
4 which is evaluated in the "Alternatives to the Proposed Project" discussion  
5 beginning on page 6.0-31 of the Draft EIR. As discussed, therein, the "No Project  
6 Alternative" fails to meet any of the Project Objectives listed in the Draft EIR  
7 (Draft EIR, pp. 6.0-31, 6.0-32). Accordingly, and consistent with both the  
8 Handbook and Draft EIR's explanation, such a setback requirement is infeasible.  
9 (See infra discussion of buffers for exposure of sensitive receptors to diesel  
10 exhaust and related health effects.) Pursuant to State CEQA Guidelines, section  
11 15091, specific economic, legal, social, technological or other considerations,  
12 including provision of employment opportunities for highly trained workers,  
13 make infeasible the mitigation measures or Project alternatives identified in the  
14 Final EIR. (Subd. (a)(3).)

15 The Project would expose sensitive receptors to diesel exhaust, a toxic air  
16 contaminant, at a level that exceeds 10 excess cancer cases per one million  
17 people. (Draft EIR, pp. 4.3-66; 4.3-72.) Changes or alterations have been  
18 required in, or incorporated into, the Project that help reduce the potential  
19 impacts, but impacts will remain significant and unavoidable. (Draft EIR, pp. 4.3-  
20 67, 4.3-72.)

21 The Mira Loma Village neighborhood is located adjacent to Plot Plan Nos.  
22 18876 and 18877, and the retirement community of Country Village is located  
23 directly east of Plot Plan No. 16979. The nearest schools to the Project site are  
24 Mission Bell Elementary School located approximately  $\frac{3}{4}$  mile southeast of the  
25 Project site, Granite Hill Elementary School located approximately  $1\frac{1}{4}$  mile east  
26 of the Project site and Jurupa Valley High School located approximately  $1\frac{1}{4}$  mile  
27 south of the Project site. (Draft EIR, p. 4.3-58.) Therefore, there are no schools  
28

1 located within ¼ mile of the Project site.

2  
3 The Project includes distribution center warehouses, which will result in  
4 Toxic Air Contaminant emissions in the form of DPM emissions from Project-  
5 generated vehicles. Because a primary component of the Project's emissions will  
6 be diesel exhaust and diesel has been determined to be a carcinogen by the State  
7 of California, a mobile source diesel emissions Health Risk Assessment (HRA)  
8 was prepared for the Project using the mobile source HRA guidelines established  
9 by SCAQMD, and was designed to produce conservatively high estimates of the  
10 risks posed by DPM. The HRA is contained in its entirety in Appendix B of the  
11 Draft EIR. (Draft EIR, p. 4.3-58.)

12 Cancer risks are based upon mathematical calculations which estimate the  
13 probability of the number of people who will develop cancer after 24-hour-a-day,  
14 365-days-a-year exposure to DPM at the same concentration for a period of 70  
15 years. The cancer risks from DPM occur exclusively through the inhalation  
16 pathway. (Draft EIR, pp. 4.3-58 to 59.) Cancer risk represents the probability  
17 that a person develops some form of cancer; the estimated risk does not represent  
18 actual mortality rates. (Draft EIR, p. 4.3-59.)

19 The existing cancer risks from DPM emissions were modeled and  
20 indicated that, without the Project, the sensitive receptors in the Mira Loma  
21 Village and Rancho Mira Loma are already exposed to cancer risks from DPM  
22 exceeding 10 in one million, and 25 of the 40 receptors are exposed to cancer  
23 risks from DPM, which exceed the SCAQMD threshold of 10 in one million.  
24 (Draft EIR, pp. 4.3-61 to 63.) There exists a strong relationship between cancer  
25 risk from DPM and proximity to Etiwanda Avenue, Philadelphia Street, Jurupa  
26 Street, and Mission Boulevard/Van Buren Boulevard (all roadways are used  
27 heavily by diesel trucks). (Draft EIR, p. 4.3-63.)

28 The Project's DPM emissions will result in cancer risks greater than 10 in



1 one million to the mapped sensitive receptors in the Mira Loma Village  
2 development east of Etiwanda Avenue and north of SR-60. (Draft EIR, pp. 4.3-63  
3 to 4.3-65.) The cancer risk faced by sensitive receptors (residences) in the Project  
4 vicinity from DPM emissions from Project-generated traffic ranges from 0.4 in  
5 one million to 22.2 in one million, which will exceed the SCAQMD  
6 recommended threshold of significance of 10 in one million. Therefore, cancer  
7 risks from Project-generated DPM emissions without implementing any  
8 mitigation measures are considered significant. (Draft EIR, p. 4.3-66.)

9  
10 Implementation of mitigation measures MM Air 4, MM Air 5 and MM  
11 Air 7 will reduce DPM emissions from Project-generated traffic, with only MM  
12 Air 7 producing a quantifiable reduction. The implementation of these mitigation  
13 measures will not reduce DPM-related cancer risk to a level of less than  
14 significant. (Draft EIR, pp. 4.3-70 to 4.3-71.) Even when mitigated, the Project's  
15 DPM emissions will result in cancer risks of greater than 10 in one million in the  
16 Mira Loma Village development east of Etiwanda Avenue and north of SR-60.  
17 (Draft EIR, pp. 4.3-70 to 4.3-72.) Additionally, the cancer risk faced by sensitive  
18 receptors (residences) in the Project vicinity from DPM emissions from Project-  
19 generated traffic will range from 0.4 in one million to 21.5 in one million, and  
20 thus will still exceed the SCAQMD recommended threshold of significance of 10  
21 in one million and are still considered significant. (Draft EIR, p. 4.3-72.)

22 Regarding the use of setbacks from diesel sources, the Draft EIR identifies  
23 the provision of a minimum 300 meter setback (1,000 feet) from truck traffic to  
24 sensitive receptors/homes as a potential mitigation measure. However, this  
25 potential mitigation measure and other set-backs like it are considered infeasible  
26 because in order to meet the SCAQMD's recommended 300 meter distance from  
27 sensitive receptors, the proposed plot plans would have to be relocated outside the  
28 Mira Loma Commerce Center (MLCC) complex, the area surrounding the MLCC

1 complex is generally developed with other similar industrial uses or with  
2 residential uses, and there are limited areas left other than the proposed plot plan  
3 sites, for which the Project could be relocated and they may or may not be able to  
4 be located 300 meters away from residences at another site. (Draft EIR, p. 4.3-  
5 68.)  
6

7 The California Environmental Protection Agency and the California Air  
8 Resources Board recommends that setbacks should be considered when siting  
9 sensitive land uses near particular uses, such as freeways and distribution centers,  
10 but this is not mandatory. This Project encompasses approximately 60 acres  
11 within the already existing 288-acre Mira Loma Commerce Center, which is  
12 already largely developed with other uses. (Final EIR, p. 2.0-96.) Accordingly,  
13 imposing setback requirements would introduce conflicts within the existing land  
14 uses. (Final EIR, p. 2.0-96.)

15 A setback of 1,000 feet (300 meters) from residential development would  
16 encompass the entirety of three of the proposed plot plan sites (PP18876,  
17 PP18877 and PP18879) and most of the other three plot plan sites (PP16979,  
18 PP17788 and PP18879). (Final EIR, pp. 2.0-96, 2.0-98.) A 1,500-foot setback  
19 would encompass the entire Project site. (*Id.*) Thus, either setback would prevent  
20 development of any portion of the Project site in accordance with the current land  
21 use designation and zoning. (Final EIR, p. 2.0-96.) The setbacks are equivalent  
22 to the Draft EIR's "No Project Alternative," which was evaluated in the EIR and  
23 fails to meet the Project Objectives listed in the Draft EIR (Draft EIR, pp. 6.0-31,  
24 6.0-32). Accordingly, a setback requirement is infeasible.

25 The Project is located in an area where the existing background DPM  
26 concentrations currently cause sensitive receptors in the Project vicinity to be  
27 exposed to cancer risks from DPM of greater than 10 in one million. Therefore,  
28 the Project's contribution to this pre-existing problem is considered a significant

1 cumulative impact. (p. 4.3-75 of Draft EIR) The Project's impacts related to  
2 DPM are unavoidable adverse impacts, as the Project- related and cumulative  
3 impacts to air quality cannot be successfully mitigated to a level below  
4 significance, and therefore unavoidable adverse impacts remain. (p. 6.0-28 of  
5 Draft EIR.) Pursuant to State CEQA Guidelines, section 15091, specific  
6 economic, legal, social, technological or other considerations, including provision  
7 of employment opportunities for highly trained workers, make infeasible the  
8 mitigation measures or Project alternatives identified in the Final EIR. (Subd.  
9 (a)(3).)

10 Regarding cumulative impacts, air pollutant emissions associated with  
11 RCIP General Plan build-out would occur over the short-term from individual  
12 construction activities, such as fugitive dust from site preparation and grading and  
13 emissions from equipment exhaust. Long-term local CO emissions at  
14 intersections in the County would be affected by Project traffic. Future sources  
15 and types of air pollutants generated at build-out of the RCIP General Plan will be  
16 similar to those presently produced although the amounts generated will be  
17 greater. The vast majority of long-term pollutants at build-out of the RCIP  
18 General Plan will be from vehicular traffic, with the rest generated from stationary  
19 sources such as power plants and industrial facilities. Although implementation  
20 of the RCIP General Plan's policies will mitigate air quality impacts, even after  
21 implementation of all feasible mitigation measures, the RCIP General Plan EIR  
22 concludes that air quality impacts caused by construction and long-term stationary  
23 and mobile emissions remain significant. Air quality impacts on sensitive  
24 receptors, however, would be mitigated to below the level of significance through  
25 implementation of the RCIP General Plan's policies. (Draft EIR, p. 6.0-11.) The  
26 Riverside County General Plan would contribute to the regional air pollutant  
27 emissions during construction periods and at build-out, and thus the RCIP General  
28

1 Plan will have significant and unavoidable cumulative air quality impacts. (Draft  
2 EIR, p. 6.0-11.)

3 The Project site is located within a non-attainment region of the South  
4 Coast Air Basin (SCAB) and any new contribution of emissions would be  
5 considered significant and adverse. Locally, the Project's traffic would be added  
6 to surrounding roadways and may potentially create micro-scale impacts to  
7 sensitive receptors adjacent to traveled roadways. Continued local and regional  
8 growth not only contributes vehicle emissions, but often creates a slowing of all  
9 other cars to less pollution efficient speeds as roadways reach their capacity. A  
10 number of small secondary sources may contribute pollutants to the regional  
11 burden such as temporary construction activity emissions, off-site or non-basin  
12 emission from power plants supplying electricity, natural gas combustion, or the  
13 use of gas-powered landscape utility equipment. Air quality impacts of Project  
14 implementation, when considered in concert with other existing, approved and  
15 planned and not yet built Projects, would therefore, result in an incremental  
16 contribution to the degradation of air quality in the SCAB. (Draft EIR, p. 6.0-  
17 12.)

18 The Air Quality Management Plan (AQMP) for the SCAB sets forth a  
19 comprehensive program that will lead compliance with all federal and state air  
20 quality standards. Conformance with the AQMP for development Projects is  
21 determined by demonstrating compliance with local land use plans and/or  
22 population Projections or evaluation of assumed emissions. (Draft EIR, p. 6.0-  
23 12.)

24 The Project is within Riverside County located in the community of Mira  
25 Loma. The Project consists of vacant in-fill lots within a land use designation of  
26 Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio)  
27 which is limited to warehousing/distribution, assembly and light manufacturing,  
28

1 and repair facilities. The plot plans located closest to existing residences have  
2 been zoned Industrial Park (I-P) while the other three plot plans have been zoned  
3 Medium-Manufacturing (M-M). The Project is consistent with the land use  
4 designation, will not conflict with the implementation of the AQMP, and  
5 therefore, impacts can be considered less than significant. (Draft EIR, pp. 6.0-12  
6 to 6.0-13.)

7  
8 As discussed in the Air Quality Section of the Draft EIR, operational  
9 emissions from the cumulative Projects will exceed the regional thresholds for  
10 ROG, NO<sub>x</sub>, CO, PM-10, and PM-2.5 in both summer and winter. (Draft EIR, p.  
11 6.0-13; Draft EIR, p. 4.3-74 [indicating that SO<sub>2</sub> was only criteria pollutant of  
12 which the threshold was not exceeded in both summer and winter].) Since the  
13 Project's operational emissions already exceed the SCAQMD regional thresholds  
14 for ROG, NO<sub>x</sub>, and CO in both summer and winter; when this is combined with  
15 the cumulative Project emissions, the Project will result in a significant  
16 contribution to cumulative air quality impacts. (Draft EIR, p. 6.0-13.) Since the  
17 Project area is non-attainment area for ozone, PM-10, and PM-2.5 under state and  
18 federal standards, emissions of any criteria pollutant, will result in cumulative  
19 impacts. Therefore, the Project will result in cumulative impacts to air quality.  
20 (Draft EIR, p. 6.0-13.)

21 In addition to the analysis of Project-related air quality impacts, the Air  
22 Quality Study and the health risk assessment analyzed the cumulative impacts  
23 associated with diesel exhaust attributed to the Project, RCIP General Plan build-  
24 out, and other reasonably foreseeable Projects in the area. (Draft EIR, p. 6.0-13.)  
25 In 2006, the background diesel PM cancer risks exceed the threshold of  
26 significance at 25 of the 40 receptor locations. When other Projects are  
27 considered, the background diesel PM concentrations and cancer risks will exceed  
28 the SCAQMD threshold. Therefore, by adding more sources of diesel PM in the

1 Project vicinity, the Project will result in a cumulatively significant impact.  
2 (Draft EIR, p. 6.0-13.)  
3

4 Regarding global warming and GHG emissions, implementation of the  
5 Project design features will help reduce the intensity of Project-related emissions.  
6 It is reasonably foreseeable that emissions resulting from this Project in  
7 combination with statewide, national, and international emissions could  
8 cumulatively contribute to a change in Earth's climate. Although implementation  
9 of the Project's design features will reduce Project-generated GHG emissions,  
10 there are no quantitative reductions in GHG emissions associated with them;  
11 therefore, it can be concluded that the Project's resulting impacts on global  
12 climate change are considered to be cumulatively considerable when considered  
13 in combination with other statewide, national and international emissions, and the  
14 Project will have a potentially significant cumulative impact related to greenhouse  
15 gases. (Draft EIR, pp. 6.0-13 to 6.0-14.)

16 Mitigation measures MM Air 1 through MM Air 15, addressing  
17 construction and operations activities, have been incorporated into the Project to  
18 reduce Project-level impacts. (See *infra* discussion of mitigation; Draft EIR, p.  
19 6.0-14.) However, the Project will contribute incrementally to an existing air  
20 quality problem. The cumulative air impacts cannot be avoided and will remain  
21 significant and unavoidable. Adoption of a Statement of Overriding  
22 Considerations will be required prior to Project approval. (Draft EIR, p. 6.0-14.)  
23 It can be concluded that the Project's resulting impacts on global climate change  
24 are cumulatively considerable when considered in combination with other  
25 statewide, national and international emissions, and will be potentially significant.  
26 (Draft EIR, p. 6.0-14.) Pursuant to State CEQA Guidelines, section 15091,  
27 specific economic, legal, social, technological or other considerations, including  
28 provision of employment opportunities for highly trained workers, make

1  
2 infeasible the mitigation measures or Project alternatives identified in the Final  
3 EIR. (Subd. (a)(3).)

4 2. Mitigation:

5 The Project has been modified to mitigate or avoid these potentially significant  
6 impacts by the following mitigation measures, which are hereby adopted and will  
7 be implemented as provided in the Mitigation, Monitoring, and Reporting  
8 Program.

- 9 a. Mitigation Measure Air 1: During construction, mobile construction  
10 equipment will be properly maintained at an off-site location, which  
11 includes proper tuning and timing of engines. Equipment maintenance  
12 records and equipment design specification data sheets shall be kept on-  
13 site during construction. (Draft EIR, p. 4.3-67.)
- 14 b. Mitigation Measure Air 2: The Project proponent shall assure that the  
15 following requirement be incorporated into all relevant construction  
16 drawings and the contract between the Project proponent and the general  
17 contractor: Construction vehicles shall be prohibited from idling for a  
18 period in excess of 5 minutes both on-site and off-site. Each subcontractor  
19 or material supplier shall be responsible for compliance with this provision  
20 and the general contractor will have responsibility to oversee  
21 implementation. Further, the general contractor shall place a sign at each  
22 building driveway notifying equipment operators that idling times shall  
23 not exceed five minutes. (Draft EIR, p. 4.3-67.)
- 24 c. Mitigation Measure Air 3: Configure construction parking to minimize  
25 traffic interference. (Draft EIR, p. 4.3-67.)
- 26 d. Mitigation measures were added or amended by the Final EIR. However,  
27 there is no change in the level of significance for the above-noted potential  
28 impacts relative to that indicated in the Draft EIR. Additions and

1  
2 amendments were made, as follows:

- 3 i. Mitigation Measure Air 3a: The Project developer shall  
4 require, by contract specification, that, low sulfur diesel  
5 powered vehicles with Tier 4 engines(once available on the  
6 market) or retrofitted/repowered—to meet equivalent  
7 emissions standards as Tier 4 engines—be used in  
8 construction equipment. Contract specifications shall be  
9 included in Project construction documents, which shall be  
10 reviewed by the Department of Building and Safety's  
11 Grading Division prior to issuance of a grading permit.  
12 (Final EIR, p. 3.0-4.)
- 13 ii. Mitigation Measure Air 3b: Prior to issuance of grading  
14 permits, the Project developer shall submit a traffic control  
15 plan that will provide temporary traffic control (e.g., flag  
16 person) during construction activities. To reduce traffic  
17 congestion, and therefore NOx, this plan shall include, any  
18 or all of the following measures, as may be needed to  
19 achieve the requirement that during construction activities  
20 both construction and on-street traffic will have idling  
21 times of five minutes or less: dedicated turn lanes for  
22 movement of construction trucks and equipment on- and  
23 off-site, scheduling of construction activities that affect  
24 traffic flow on the arterial system to off-peak hour, and/or  
25 signal synchronization to improve traffic flow. (Final EIR,  
26 pp. 1.0-14 to 1.0-15.)
- 27 iii. Mitigation Measure Air 3c: Electricity from power poles  
28 shall be used instead of temporary diesel- or gasoline-



1 powered generators to reduce the associated emissions.  
2 Approval will be required by the Department of Building  
3 and Safety's Grading Division prior to issuance of a  
4 grading permit. (Final EIR, p. 1.0-15.)

- 5  
6 iv. Mitigation Measure Air 3d: The Project developer will  
7 implement the following dust control measures consistent  
8 with SCAQMD Rule 403 – Fugitive Dust during  
9 construction phases of the Project: Application of water  
10 and/or approved nontoxic chemical soil stabilizers  
11 according to manufacturer's specification to all inactive  
12 construction areas (previously graded areas that have been  
13 inactive for 10 or more days). (Final EIR, p. 1.0-15.)  
14 Periodic watering for short-term stabilization of disturbed  
15 surface areas and haul roads to minimize visible fugitive  
16 dust emissions. Watering, with complete coverage, shall  
17 occur at least three times a day, preferably in the mid-  
18 morning, afternoon and after work is done for the day.  
19 (Final EIR, p. 1.0-15.) Suspension of all excavation and  
20 grading operations when wind speeds (as instantaneous  
21 gusts) exceed 25 miles per hour over a 30-minute period.  
22 (Final EIR, p. 1.0-15.) Requiring all trucks hauling dirt,  
23 sand, soil, or other loose materials are to be covered. (Final  
24 EIR, p. 3.0-7.) Sweeping of streets at the end of the day if  
25 visible soil material is carried over to adjacent roads. (Final  
26 EIR, p. 1.0-15.) Installation of wheel washers or gravel  
27 construction entrances where vehicles enter and exit  
28 unpaved roads onto paved roads, or wash off trucks and

1 any equipment leaving the site each trip. (Final EIR, p.  
2 1.0-15.) Posting and enforcement of traffic speed limits of  
3 25 miles per hour or less on all unpaved roads. (Final EIR,  
4 p. 1.0-15.)

5 v. Mitigation Measure Air 3e: No more than one plot plan  
6 site (Plot Plan No. 16979, Plot Plan No. 17788, Plot Plan  
7 No. 18875, Plot Plan No. 18876, Plot Plan No. 18877 and  
8 Plot Plan No. 18879) shall be graded at one time in order to  
9 reduce the total daily emission of fugitive dust. Approval  
10 of a grading schedule shall be submitted to the Department  
11 of Building and Safety's Grading Division prior to issuance  
12 of a grading permit. (Final EIR, p. 1.0-15.)

13 vi. Mitigation Measure Air 3f: Prior to issuance of grading  
14 permit, the project developer shall post contact information  
15 on the construction site for the public to call if specific air  
16 quality issues arise.

17 e. Mitigation Measure Air 4: Project-generated trucks shall be instructed to  
18 avoid residential areas and schools. (Draft EIR, p. 4.3-67.)

19 f. Mitigation Measure Air 5: Where transport refrigeration units (TRUs) are  
20 in use, electrical hookups will be installed at all loading and unloading  
21 stalls in order to allow TRUs with electric standby capabilities to use  
22 them. Trucks shall be equipped to connect with the electrical hookups  
23 provided and be prohibited from running TRUs when the truck is not in  
24 use. (Final EIR, p. 3.0-9.)

25 g. Mitigation Measure Air 6: Service equipment at the facilities will be  
26 either low-emission propane powered or electric. (i.e., forklifts). (Draft  
27 EIR, p. 4.3-67.)  
28

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- h. Mitigation Measure Air 7: Prohibit all vehicles from idling in excess of five minutes. (Draft EIR, p. 4.3-67.)
  - i. Mitigation Measure Air 8: In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to SCAQMD's Carl Moyer Program, or other State programs that restrict the operation to "clean" trucks, such as 2007 or newer model year or 2010 compliant vehicles. (Draft EIR, p. 4.3-67.)
  - j. Mitigation Measure Air 9: Provide specific entrances and exits that minimize truck emissions to homes. (Draft EIR, p. 4.3-67.)
  - k. Mitigation Measure Air 10: Implement signal synchronization to improve track flow. (Draft EIR, p. 4.3-68.)
  - l. Mitigation Measure Air 11: Each plot plan proponent shall be responsible for providing information about park-and-ride programs for employees. (Draft EIR, p. 4.3-68.)
  - m. Mitigation Measure Air 12: The Project developer on each plot plan shall provide information to building occupants on incentives and programs related to low-sulfur fuels and particulate traps, as well as other technologies available to business or truck fleets that reduce diesel particulate matter created by the SCAQMD. (Draft EIR, p. 4.3-68.)
  - n. Mitigation Measure Air 13: Although the nature of the Project does not include the use of many appliances, if appliances are installed, they will be new; and therefore, in compliance with the most current energy usage standards. (Draft EIR, p. 4.3-68.)
  - o. Mitigation Measure Air 14: In order to promote energy efficiency and reduce energy consumption, the developer/successor-in-interest shall supply building occupants and businesses with information on energy

1 efficiency and/or Energy Services Companies. (Final EIR, p. 1.0-16.)

- 2  
3 p. Mitigation Measure Air 15: The Project developer of each plot plan shall  
4 designate parking spaces for high-occupancy vehicles and provide larger  
5 parking spaces to accommodate vans used for ride sharing. Proof of  
6 compliance will be required prior to the issuance of occupancy permits.  
7 (Final EIR, p. 1.0-16.)

8 O. Noise

9 1. Impacts:

10 The Project would not expose people residing or working in the Project  
11 area to excessive noise levels from a public airport or public use airport within  
12 two miles of the Project site or a private airstrip within vicinity of the Project site,  
13 as none are present. (Draft EIR, p. 4.11-8.) The Project is not located within two  
14 miles of a public airport or public use airport and is not in the vicinity of a private  
15 airstrip. Therefore, the Project will not expose people residing or working in the  
16 Project area to excessive airport-related noise levels, there will be no impact, and  
17 no Project-specific mitigation measures are required since no significant adverse  
18 impacts are anticipated.

19 The Project would not expose people residing or working in the Project  
20 area to excessive railroad noise levels, as railroad noise levels will be less than  
21 significant. (Draft EIR, p. 4.11-8.) There are existing rail spurs within the Project  
22 site, and trains create intermittent noise impacts, but the distance and the quantity  
23 of existing structures between the Project site and the railroad are expected to  
24 provide adequate noise attenuation to the Project site for railroad noise. Potential  
25 impacts from railroad noise will be less than significant, and no Project-specific  
26 mitigation measures are required since no significant adverse impacts are  
27 anticipated.

28 The Project would not result in a substantial permanent increase in

1 ambient noise levels in the Project vicinity above levels existing without the  
2 Project. (Draft EIR, p. 4.11-9.) The RCIP General Plan utilizes a threshold of 5  
3 dBA as criterion for substantial change in noise. Off-site noise impacts would  
4 derive primarily from traffic, which would be superimposed upon an existing  
5 elevated baseline at locations away from the Project site. Impacts would therefore  
6 be primarily cumulative in nature. Traffic noise was calculated along 23 area  
7 roadways, with the maximum Project-related noise increase is +8 dB along  
8 Hopkins Street east of Etiwanda Avenue, along industrial property where the  
9 noise/land use standard is 75 dB(A) CNEL. There are no sensitive receptors  
10 along Hopkins Street. Since the "with Project" traffic noise level of 68 dB(A)  
11 CNEL at 100 feet from the centerline will only be experienced by industrial uses  
12 rather than sensitive receptors and the noise level falls within acceptable ranges  
13 and will not significantly impact any adjacent land uses. Near Mira Loma  
14 Village, the Project-related noise contribution is 0 to 1 dB(A) CNEL, which is  
15 undetectable for humans, and thus Project-related traffic noise impacts at noise-  
16 sensitive land uses are less than significant, and no Project-specific mitigation  
17 measures are required.

18 Without mitigation, the Project was determined to not result in a  
19 substantial temporary or periodic increase in ambient noise levels above levels  
20 existing without the Project. Therefore, construction-related noise impacts will be  
21 less than significant. (Draft EIR, pp. 4.11-13; see also Final EIR, p. 1.0-56  
22 [noting less than significant prior to mitigation].) Construction noise generates  
23 temporary ambient noise from transport of workers and construction equipment to  
24 the Project area and operation of equipment. Transportation will increase noise  
25 on access roads in high single-event noise exposure potential from passing trucks  
26 (i.e., to 87 L<sub>max</sub> dBA at 50 feet). Truck traffic on public roads is regulated by  
27 federal and state governments and exempt from local government regulations.  
28

1 Therefore, short-term construction-related noise associated with worker commute  
2 and equipment transport to the Project site will be less than significant. (Draft  
3 EIR, p. 4.11-11.) Excavation, grading and building erection on the Project site is  
4 performed in discrete steps, each with its own noise characteristics and levels.  
5 The worse-case combined noise level at the sensitive receptors during this phase  
6 of construction would be 91 dBA  $L_{max}$  at a distance of 50 feet from an active  
7 construction area. (Draft EIR, p. 4.11-12.) Actual construction noise levels at  
8 each sensitive receptor may be somewhat less depending upon several factors: 1)  
9 the distance between construction activity and the sensitive receptors, 2) the types  
10 of equipment used, and 3) the hours of construction operations, among others.  
11 (Draft EIR, pp. 4.11-12 to 13.) At the nearest residence from the center of the  
12 Project site (around 1,000 feet) peak noise levels during construction will be  
13 around 64 dB(A). Such levels will be noticeable above the background, but  
14 comparable to existing single-event noise from trucks, aircraft, etc. For three of  
15 the Project developments (Plot Plan No. 18876, Plot Plan No. 18877 and Plot Plan  
16 No. 18879), the distance between the nearest construction activities and occupied  
17 residences may be less than 100 feet, with peak noise levels as high as 85 dB(A,  
18 which would adversely affect both outdoor uses of yards or patios, or indoor uses  
19 such as sleeping, reading or having a quiet conversation. Noise impacts would be  
20 significant if they caused a violation of any adopted standards. However,  
21 Riverside County Ordinance No. 847, Section 2 specifically exempts motor  
22 vehicles (other than off-highway vehicles) and private construction Projects  
23 located within one-quarter of a mile from an inhabited dwelling provided that  
24 construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during  
25 the months of June through September or between the hours of 6:00 p.m. and 7:00  
26 a.m. during the months of October through May. Riverside County Community  
27 Health Agency, Department of Public Health concluded that based upon their  
28

1 calculations, the recommendations should provide sufficient attenuation to reduce  
2 the exterior noise levels to below 65 dB(A) during the day and 45 dB(A) at night.  
3 (See Draft EIR, Appendix I.) Due to compliance with the ordinance,  
4 construction-related noise impacts will be less than significant. Nonetheless, the  
5 recommendations of the Department of Public Health are further included as  
6 mitigation measures MM Noise 1, MM Noise 5, MM Noise 6, and MM Noise 7.  
7 (Draft EIR, p. 4.11-13; see *infra* discussion of Mitigation.) MM Noise 1 pertains  
8 to construction noise and highlights the requirements imposed by Section 1.G.1 of  
9 Riverside County Ordinance No. 457. Although the impacts are already less than  
10 significant, additional mitigation measures have been added to further reduce  
11 construction-related noise through MM Noise 2 requiring maintenance of proper  
12 mufflers on equipment, and MM Noise 3 and MM Noise 4, assuring that  
13 construction staging and equipment operation areas are not located close to  
14 existing sensitive receptors. (Draft EIR, p. 4.11-13.)

15  
16 Even without mitigation, the Project would not likely expose persons to an  
17 excessive amount of vibration or groundborne noise impacts. Construction  
18 activity can result in varying degrees of ground vibration that spread through the  
19 ground and diminish in strength with distance. Sensitive receptors that may be  
20 affected by construction-related vibration associated with the Project include  
21 residences located to the east and south of the Project boundary. The use of heavy  
22 construction equipment generates vibration levels that would not exceed the  
23 annoyance threshold of 80 Vdb. The nearest sensitive receptor is the Mira Loma  
24 Village residential development located south and west of the Project site.  
25 Vibration levels at these receptors would not exceed the potential building  
26 damage threshold of 0.5 PPV. (Draft EIR, p. 4.11-19.) The majority of  
27 construction activity would be more than 60 feet from these residential structures  
28 and would not be considered annoying and would comply with Riverside County

1 Ordinance No. 457, Section 1.G.1, which requires that whenever a construction  
2 site is within one-quarter mile of an occupied residence or residences, no  
3 construction activities shall be undertaken between the hours of 6 p.m. and 6 a.m.  
4 during the months of June through September and between the hours of 6 p.m.  
5 and 7 a.m. during the months of October through May. Compliance with this  
6 regulatory requirement would further minimize potential impacts due to  
7 construction-related vibration. Therefore, potential impacts upon persons or  
8 structures due to construction-related vibration will be considered less than  
9 significant. (Draft EIR, p. 4.11-18.) Although the impacts will be less than  
10 significant, the incorporation of MM Noise 1 further ensure that impacts remain  
11 less than significant by highlighting the requirement for complying with Riverside  
12 County Ordinance No. 457. (Draft EIR, p. 4.11-18.)

13 Without mitigation, the Project may expose persons to or generate noise levels in  
14 excess of standards established in the local general plan or noise ordinance, or  
15 applicable standards of other agencies. The baseline noise levels are under the  
16 required 75 dB(A) CNEL threshold and are acceptable for the Project. The  
17 presence of State Route 60 and adjacent existing industrial uses are anticipated to  
18 act as a buffer to mask any of the noise effects from the Project site. Near any  
19 Mira Loma Village residences along site access roads, the Project-related noise  
20 contribution of 0 to 1 dB(A) CNEL is undetectable for humans. Project-related  
21 traffic noise impacts at any noise-sensitive land uses are therefore less than  
22 significant. (Draft EIR, p. 4.11-16.) Operations have potential to create adverse  
23 noise impacts from loading operations or truck movements. Nighttime dock  
24 operations would be sufficient for the impact to be significant, unless mitigated  
25 and exacerbated if trailers are delivered or picked up at night. Daytime  
26 operational noise is not considered a source of significant impact if a barrier  
27 shields the visibility of the loading activity from any ground-floor observers.  
28



1  
2 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1),  
3 changes or alternatives have been required in, or incorporated into, the Project  
4 which avoid or substantially lessen the significant environmental effect identified  
5 in the Final EIR. (Draft EIR, pp. 4.11-16 to 17.) Mitigation measures MM Noise  
6 5, MM Noise 6, MM Noise 7, MM Noise 8, and MM Noise 9 would reduce or  
7 eliminate impacts related to the Project exceeding Riverside County General Plan  
8 standards. Mitigation Measure MM Noise 9 requires no nocturnal activities at  
9 Plot Plan Nos. 18876 and 18877, near the residences. (Draft EIR, p. 4.11-17; see  
10 *infra* discussion of MM Noise 9.) Due to building orientation, intervening land  
11 uses and the orientation of the nearest residences, the noise impacts from potential  
12 nocturnal operations associated with Plot Plan No. 18879, Plot Plan No. 17788  
13 and Plot Plan No. 16979 will be mitigated to below the level of significance  
14 through implementation of the remaining mitigation measures. MM Noise 5  
15 indicates the county's nighttime/daytime noise standards, MM Noise 6 requires  
16 the placement of an 8-foot noise barrier for certain activities and distances from  
17 residences, MM Noise 7 requires further acoustic analysis to evaluate the  
18 effectiveness of mitigation measures, and MM Noise 8 prohibits nocturnal loading  
19 activities within certain distances from residences. (Draft EIR, p. 4.11-17; Final  
20 EIR, p. 1.0-57.) Implementation of the above-listed mitigation measures will  
21 reduce these potential operational noise effects to below the level of significance.  
22 (Draft EIR, pp. 4.11-17, 4.11-20; see *supra* discussion regarding mitigation  
23 measures.)

24 Although mitigation measures MM Noise 1 through MM Noise 9 would  
25 help reduce noise impacts from the Project, but not to a level of less than  
26 significant, (see *infra* discussion of MM Noise 1 through MM Noise 9; Draft EIR,  
27 pp. 4.11-19 to 4.11-20), the Project will have cumulative impacts associated with  
28 noise because the existing noise environment already exceeds County standards

1 without incorporation of the Project and the Project will be adding to that noise  
2 environment. While mitigation measures have been incorporated which will  
3 reduce Project-related noise impacts to less than significant levels, no mitigation  
4 measures have been included in the Project that can reduce the Project's  
5 contribution to a cumulative impact related to the already noisy environment.  
6 (Draft EIR, pp. 6.0-22 to 6.0-23.)  
7

8 Implementation of the Riverside County General Plan would result in  
9 potential Project-related long-term vehicular noise that would affect sensitive land  
10 uses along roads. New development, particularly residential uses along and  
11 adjacent to major transit corridors, could be exposed to excessive traffic-related  
12 and railroad noise levels. RCIP General Plan build-out could also expose  
13 sensitive receptors to stationary noise sources such as industrial and/or  
14 commercial uses. However, implementation of RCIP General Plan policies and  
15 RCIP General Plan EIR mitigation measures would reduce these impacts to less  
16 than significant levels. Implementation of the RCIP General Plan would not  
17 result in significant unmitigated cumulative noise levels, and thus would not  
18 substantially contribute to cumulative noise impacts. (Draft EIR, p. 6.0-22.)

19 Construction of the Project would result in short-term noise impacts that  
20 can be mitigated to less than significant with controls on construction time periods  
21 and equipment use. These noise impacts are not regarded as cumulatively  
22 significant. (Draft EIR, p. 6.0-22.)

23 Impacts associated with vehicles coming to and leaving the Project include  
24 increases in noise levels along roadways in the Project vicinity. This would affect  
25 land uses along specific streets and could be adverse for sensitive land uses.  
26 However, the County requires that noise impacts and mitigation be analyzed at  
27 full capacity of the roadways. Thus, individual Projects would provide noise  
28 control beyond existing noise levels in anticipation for future development. As

1  
2 such, individual Project mitigation would serve to reduce Project related noise  
3 impacts to less than significant levels. (Draft EIR, p. 6.0-22.) However, because  
4 the existing noise environment already exceeds County standards without  
5 incorporation of the Project, and since the Project will be adding to that noise  
6 environment, the Project will have cumulative impacts associated with noise.  
7 (Draft EIR, p. 6.0-22.)

8 Mitigation measures have been incorporated which will reduce Project-  
9 related noise impacts to less than significant levels. No mitigation measures have  
10 been included in the Project that can reduce the Project's contribution to a  
11 cumulative impact related to the already noisy environment. (Draft EIR, p. 6.0-  
12 22.) After incorporation of mitigation measures, the Project noise impacts will be  
13 reduced to levels below significance. However, cumulative impacts remain, and a  
14 Statement of Overriding Considerations will be required prior to Project approval.  
15 (Draft EIR, p. 6.0-23.) Pursuant to State CEQA Guidelines section 15091,  
16 subdivision (a)(3), specific economic, legal, social, technological or other  
17 considerations, including provision of employment opportunities for highly  
18 trained workers, make infeasible the mitigation measures or Project alternatives  
19 identified in the Final EIR.

20 2. Mitigation:

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

- 25 a. Mitigation Measure Noise 1: To reduce construction-related noise, site  
26 preparation, grading and construction activities within one-quarter mile of  
27 occupied residences shall be limited to those hours as set forth in Section  
28 1.G.1 of Riverside County Ordinance No. 457. (Draft EIR, pp. 4.11-19.)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- b. Mitigation Measure Noise 2: All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. (Draft EIR, pp. 4.11-19.)
  - c. Mitigation Measure Noise 3: Construction staging areas shall not be located within 200 feet of any occupied residence. (Draft EIR, pp. 4.11-19.)
  - d. Mitigation Measure Noise 4: No combustion powered equipment, such as pumps or generators, shall be allowed to operate within 500 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier. (Draft EIR, pp. 4.11-19.)
  - e. Mitigation Measure Noise 5: Facility-related noise must not exceed the following worst-case noise levels 45dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10 p.m. to 7 a.m. (nighttime standard) and 65 dB(A) – 10 minute leq, between 7 a.m. and 10 p.m. (daytime standard) as measured at any habitable dwelling, hospital, school, library, nursing home or other similar noise sensitive land use. (Draft EIR, p. 4.11-20.)
  - f. Mitigation Measure Noise 6: An 8-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock materials handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously with the operation of the warehouse/loading dock, the 8-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home. These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete. (Draft EIR, p. 4.11-20.)
  - g. Mitigation Measure Noise 7: Prior to the issuance of building permits for Plot Plan No. 16979 and Plot Plan No. 18879, an acoustical analysis shall

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
be submitted for the Plot Plan for which a building permit is being requested to the Riverside County Planning Department and the Riverside County Department of Public Health, Office of Industrial Hygiene verifying that the perimeter barrier required by mitigation measure MM Noise 6, above, reduces potential nocturnal (10 p.m. to 7 a.m.) noise impacts for that Plot Plan to noise levels mandated by Riverside County Ordinance No. 847. If the acoustical analysis determines that a higher perimeter barrier is required to bring nocturnal noise impacts to Riverside County Ordinance No. 847 levels, the required perimeter barrier shall be raised, as required by the acoustical analysis, to a maximum height of 12 feet to reduce potential noise impacts to Ordinance No. 847 levels. (Draft EIR, p. 4.11-20.)

- 14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28
- h. Mitigation Measure Noise 8: No nocturnal loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m. (Draft EIR, p. 4.11-20.)
  - i. Mitigation Measure Noise 9: No nocturnal operations within Plot Plan No. 18876 and Plot Plan No. 18877 shall take place between the hours of 10 p.m. and 7 a.m. (Draft EIR, p. 4.11-20.)

P. Transportation and Traffic

1. Impacts:

The Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks (Draft EIR, p. 4.15-17.) The Project site is located approximately 8 miles from the nearest airport, Ontario International Airport, and does not fall within any airport influence area. The Project does not include any components that could alter air traffic patterns at Ontario or any other airport. This issue is

1  
2 considered to be less than significant and no mitigation measures are required.

3 The Project would not result in inadequate emergency access. (Draft EIR,  
4 p. 4.15-18.) The Project is the construction and operation of industrial buildings,  
5 roadways are already developed and provide adequate emergency access, and the  
6 Project site will be developed pursuant to all County of Riverside conditions of  
7 approval and permits related to emergency access. This issue is considered to be  
8 less than significant and no mitigation measures are required.

9 The Project would not result in inadequate parking. (Draft EIR, p. 4.15-  
10 18.) The Project requires parking spaces in accordance with the parking  
11 requirements contained in Riverside County's Zoning Ordinance No. 348 and will  
12 meet these standards by providing the 1,158 required parking spaces. As  
13 currently proposed on the plot plans, 1,417 spaces will be provided, exceeding the  
14 amount of required parking spaces by approximately 259 spaces. This issue is  
15 considered to be less than significant, and no mitigation measures are required.

16 The Project would not conflict with adopted policies, plans, or programs  
17 supporting alternative transportation. (Draft EIR, pp. 4.15-18 to 4.15-20.) The  
18 Project is in an industrial park, and the Project will increase truck traffic. One  
19 proposed plot plan provides bike racks, promoting the use of an alternative mode  
20 of transportation for future employees. The County of Riverside also provides  
21 park and ride facilities within the County, to promote carpooling. The Project site  
22 currently is not serviced by the RTA. The RTA has determined that based upon  
23 existing and future transit plans for the Project's service area; no additional  
24 developer-installed transit amenities are required. Impacts related to adopted  
25 policies, plans, or programs supporting alternative forms of transportation are  
26 therefore considered less than significant, and no Project-specific mitigation  
27 measures are required. Regardless, additional mitigation measure MM Trans 8 is  
28 provided to include bicycle racks promoting alternative transportation. This

1  
2 mitigation measure will help ensure that this potential impact threshold remains  
3 below the level of significance. (See *infra* discussion regarding MM Trans 8;  
4 Draft EIR, p. 4.15-20.)

5 The Project would not alter waterborne, rail or air traffic. (Draft EIR, p.  
6 4.15-19.) It does not include any waterborne, rail or air traffic, and will not  
7 require the alteration of such traffic. Therefore, there will be no impacts, and no  
8 Project-specific mitigation measures are required.

9 The Project would not cause an effect upon, or a need for new or altered  
10 maintenance of roads. (Draft EIR, p. 4.15-19.) It will not involve the  
11 construction of public roadways. There may be potential impacts to existing  
12 roadways resulting in the need for increased road maintenance from increased  
13 truck traffic, but this is addressed through County conditions of approval, plan  
14 check and permit procedures, and code enforcement practices, therefore impacts  
15 upon public facilities, such as roads, will be less than significant, and no Project-  
16 specific mitigation measures are required.

17 The Project would not cause an effect upon circulation during the Project's  
18 construction. (Draft EIR, p. 4.15-19.) Considering the temporary nature of  
19 construction activity, the nature of traffic circulation in the Project area, and  
20 established County requirements for traffic control on public roadways during  
21 construction, there will be no impacts upon circulation during the Project's  
22 construction, and no Project-specific mitigation measures are required.

23 The Project would not significantly impact planned or existing bike trails in the  
24 study area. (Draft EIR, p. 4.15-19.) RCIP General Plan identifies the location of  
25 trails and bikeways. There are no existing or planned bike trails in the area.  
26 Therefore, no impact will occur to bike trails due to the development of the  
27 Project, and no Project-specific mitigation measures are required.

28 Without mitigation, the Project may exceed, either individually or

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. When all six plot plans are implemented, the Project is expected to generate 8,540 total daily trip-ends, including 1,018 trip-ends during the AM Peak hour and 933 trip-ends during the PM Peak hour. When the Project is added to the other Projects, four additional intersections fail the LOS standards, without improvements. (Draft EIR, pp. 4.15-16 to 17.) All Project study intersections experience some LOS degradation with the implementation of the Project as compared to existing conditions. (Draft EIR, p. 4.15-17.) Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or alternatives have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect identified in the Final EIR. Mitigation measures MM Trans 1 through MM Trans 8 will be required to reduce the significant impacts through improvements from installation of signs and signals, and the alteration of intersections, as well as the payment of mitigation fees for assisting with off-site improvements and through installing bike racks to facilitate alternative modes of transportation. (See *infra* discussion regarding mitigation.) Once these mitigation measures are implemented, impacts will be reduced to less than significant. (Draft EIR, p. 4.15-17.) After the implementation of the mitigation measures, the potential significant adverse environmental impacts are reduced to below the threshold of significance. (Draft EIR, p. 4.15-21.)

Without mitigation, the Project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The Project will contribute to the overall violation of County LOS standards in ten of the nineteen study area intersections. However, six of the intersections will violate the LOS standards even without the construction of the Project. Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or



1 alternatives have been required in, or incorporated into, the Project which avoid or  
2 substantially lessen the significant environmental effect identified in the Final  
3 EIR. Mitigation measures MM Trans 1 through MM Trans 8 will be required to  
4 reduce the significant impacts by improvement of signs, signals, and intersections,  
5 as well as the payment of mitigation fees for assisting with off-site improvements  
6 and through installing bike racks to facilitate alternative modes of transportation.  
7 (See *infra* discussion regarding mitigation; Draft EIR, pp. 4.15-17; 4.15-19 to 20.)  
8 The Project will be required to pay development and impact fees (*i.e.*, TUMF and  
9 RBBD) to fund improvements cumulatively necessitated by area development .  
10 Once mitigation measures are implemented, impacts will be reduced to less than  
11 significant. (Draft EIR, pp. 4.15-17; 4.15-19 to 4.15-20.)  
12

13 Without mitigation, the Project may substantially increase hazards due to a  
14 design feature or incompatible uses related to the residential traffic associated  
15 with the Mira Loma Village neighborhood. The proposed six plot plans will be  
16 similar and compatible with uses within the existing development, as well as with  
17 the other existing industrial development to the north and west. The increased  
18 truck traffic generated by the Project may create a hazard or increase incompatible  
19 uses related to the residential traffic associated with the Mira Loma Village  
20 neighborhood. (Draft EIR, p. 4.15-17.) The Project will be conditioned to  
21 improve various segments of surrounding roadways, which will lessen hazards  
22 related to trucks traveling on roadways near smaller vehicles. Pursuant to State  
23 CEQA Guidelines section 15091, subdivision (a)(1), changes or alternatives have  
24 been required in, or incorporated into, the Project which avoid or substantially  
25 lessen the significant environmental effect identified in the Final EIR. Mitigation  
26 measures MM Trans 1 through MM Trans 8 will be required to reduce the  
27 significant impacts by improvement of signs, signals, and intersections, as well as  
28 the payment of mitigation fees for assisting with off-site improvements and

1  
2 through installing bike racks to facilitate alternative modes of transportation. (See  
3 *infra* discussion regarding mitigation; Draft EIR, pp. 4.15-18 to 4.15-20.) After  
4 the implementation of the mitigation measures, the potential significant adverse  
5 environmental impacts are reduced to below the threshold of significance. (Draft  
6 EIR, p. 4.15-21.)

7 The Project will pay fees to mitigate the Project's impact on cumulative  
8 traffic levels; however, the actual construction schedule for required off-site  
9 improvements is unknown, and as a result, the Project's impacts will remain  
10 significant and unavoidable. (Draft EIR, p. 6.0-26.) Mitigation measures MM  
11 Trans 1 through MM Trans 8 would help reduce traffic impacts from the Project,  
12 but will not reduce the cumulative impacts to a level of less than significant. (See  
13 *infra* discussion in the findings for MM Trans 1 through MM Trans 8; Draft EIR,  
14 pp. 4.15-19 to 20.)

15 Build-out of the RCIP General Plan has the potential to degrade roadway  
16 and freeway performance below applicable performance standards. However,  
17 implementation of RCIP General Plan policies and RCIP General Plan EIR  
18 mitigation measures would reduce a majority of the potential impacts on the  
19 County's arterial transportation and circulation system to less than significant.  
20 However, at some locations, Level of Service threshold LOS D will not be met  
21 and the impact will be considered significant. Cumulative impacts will also  
22 remain significant at some locations. (Draft EIR, p. 6.0-24.)

23 Vehicle trips from the Project and related Projects would create or add to  
24 traffic congestion on State Route 60 and Interstate 15, and selected roadway  
25 segments and intersections. Adverse impacts to the circulation network would  
26 occur if roadway improvements and trip reduction measures and programs are not  
27 implemented. The existing level of service for the study area intersections vary  
28 from LOS A to F. The following intersections currently operate at an

1 unacceptable level of service: SR-60 Westbound On-Ramp/ Mission Boulevard;  
2 SR-60 Eastbound Off-Ramp/ Mission Boulevard; Etiwanda Avenue/ Inland  
3 Avenue; Etiwanda Avenue/ Airport Drive – Slover Avenue(Draft EIR, p. 6.0-25.).

4 The effect of Project-generated traffic is that all the studied intersections will have  
5 longer delay due to the inclusion of traffic-generated traffic, absent the  
6 incorporation of off-site improvements. (Draft EIR, p. 6.0-25.)

7  
8 Following implementation of area-wide offsite improvements as required  
9 by identified mitigation measures, delays at study area intersections will be  
10 substantially reduced and all of the intersections within the study area will operate  
11 at LOS D or better. In future conditions, including the cumulative impact of  
12 development within the Project area, intersections within the study area will  
13 operate at LOS D or better following implementation of area-wide offsite  
14 improvements. (Draft EIR, p. 6.0-25.)

15 Mitigation measures have been incorporated which will reduce Project-  
16 related traffic impacts to less than significant levels. Increases in traffic brought  
17 about by new development can be mitigated through payment of mitigation fees  
18 and County-wide and Project-level roadway improvements. (Draft EIR, p. 6.0-  
19 26.) The cumulative effects of the Project can be reduced by the payment of fees  
20 (e.g., TUMF, DIF). These fees may be used by the County to upgrade  
21 intersections and roadway segments. Although the development will pay fees to  
22 mitigate cumulative impacts, the actual construction of the required off-site  
23 improvements cannot be determined with certainty. Thus, it is possible that the  
24 required improvements will not be constructed in time to mitigate the Project's  
25 cumulative impacts to below the level of significance. Therefore, after mitigation,  
26 the Project's cumulative traffic impacts will remain significant. Adoption of a  
27 Statement of Overriding Considerations will be required prior to Project approval.  
28 (Draft EIR, p. 6.0-26.)

1 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(3),  
2 specific economic, legal, social, technological or other considerations, including  
3 provision of employment opportunities for highly trained workers, make  
4 infeasible the mitigation measures or Project alternatives identified in the Final  
5 EIR.

6  
7 2. Mitigation:

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

- 12 a. Mitigation Measure Trans 1: Modify the intersection of Etiwanda Avenue  
13 and Hopkins Street to include the following geometrics: Northbound: One  
14 left-turn lane, Two through lanes, and One shared through and right-turn  
15 lane; Southbound: One left-turn lane, Two through lanes, and One shared  
16 through and right-turn lane; Eastbound: One left-turn lane, and One shared  
17 through and right-turn lane; and Westbound: One left-turn lane, and One  
18 shared through and right-turn lane. (Draft EIR, pp. 4.15-19.)
- 19 b. Mitigation Measure Trans 2: Install a traffic signal at the intersection of  
20 Etiwanda Avenue and Inland Avenue to include the following geometrics:  
21 Northbound: One left-turn lane, Two through lanes, One shared through  
22 and right-turn lane; Southbound: One left-turn lane, Two through lanes,  
23 and One shared through and right-turn lane; Eastbound: One shared left-  
24 turn, through, right-turn lane; Westbound: One shared left-turn, through,  
25 and right-turn lane. (Draft EIR, pp. 4.15-20.)
- 26 c. Mitigation Measure Trans 3: Install stop signs at all Project driveways  
27 exiting onto De Forest Circle, Noble Court, and Dulles Drive. (Draft EIR,  
28 pp. 4.15-20.)

- d. Mitigation Measure Trans 4: Sight distance at the Project entrance roadway shall be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans. (Draft EIR, pp. 4.15-20.)
- e. Mitigation Measure Trans 5: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. (Draft EIR, pp. 4.15-20.)
- f. Mitigation Measure Trans 6: Signing/stripping should be implemented in conjunction with detailed construction plans for the Project site. (Draft EIR, pp. 4.15-20.)
- g. Mitigation Measure Trans 7: The Project will participate in the cost of off-site improvements through payment of the Transportation Uniform Mitigation Fee (TUMF), the Traffic Signal Mitigation Fee, the Mira Loma Road and Bridge Benefit District (RBBD), Zone A, and site development impact fees. These fees shall be collected and utilized as needed by the County of Riverside to construct the improvements necessary in the Project influence area to maintain the required level of service and build roads to the general plan build-out level. (Draft EIR, pp. 4.15-20.)
- h. Mitigation Measure Trans 8: Install bike racks on all six of the plot plans. (Draft EIR, pp. 4.15-20.)

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following alternatives identified in EIR No. 450 in light of the environmental impacts which cannot be fully mitigated, avoided or substantially lessened and has rejected those alternatives as infeasible for the reasons hereinafter stated:

A. No Project Alternative

3. Under Section 15126.6(e)(2) of the CEQA Guidelines, the "No Project" alternative should consider what would be reasonably expected to occur in the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

foreseeable future if the project were not approved, based upon the site's existing zoning, General Plan designation, and ability to be served with available community services. The No Project Alternative assumes that no development would occur on the site, including the submitted proposals for Plot Plan Nos. 17788, 16979, 18875, 18876, 18877, and 18879 within the foreseeable future. (Draft EIR, p. 6.0-33.)

4. For aesthetics impacts, the No Project Alternative is better as compared to the Project. No change in visual characteristics of Project site and thus no significant impact.
5. For air quality impacts, the No Project Alternative is better as compared to the Project. No development will not result in increase in ambient air quality conditions.
6. The No Project Alternative is better as compared to the Project with regards to biological impacts. No loss of Burrowing Owl habitat and raptor foraging habitat and thus no significant impact.
7. The No Project Alternative's cultural resources impact is the same as compared to the Project. No loss of known or unknown cultural resource sites. No significant impact.
8. The No Project Alternative's geology and soils impact is the same as compared to the Project. No significant impact.
9. The No Project Alternative's hazards and hazardous materials impact is better as compared to the Project. No potential for hazardous materials or emissions from the Project site, although the Project site would likely continue to be the location of illegal dumping of debris, household waste, tires and other materials.
10. For hydrology and water quality impacts, the No Project Alternative is better as compared to the Project. No change in Project site runoff and runoff from paved parking areas and streets, contaminated with oil and grease, heavy metals and

1 sediment will be avoided. Less than significant impacts.  
2

- 3 11. The No Project Alternative's land use/planning impacts are worse as compared to  
4 the Project. Not consistent with Jurupa Community Plan, and not consistent with  
5 existing zoning.  
6 12. The No Project Alternative's mineral resources impact is the same as compared to  
7 the Project. No mineral resource potential for the Project site and thus no  
8 environmental impacts.  
9 13. The No Project Alternative's noise impact is better as compared to the Project.  
10 No construction related noise. Existing use will not add additional noise to  
11 existing noise environment. There will be no cumulative impacts.  
12 14. For the population and housing impact, the No Project Alternative is worse as  
13 compared to the Project. No benefit to jobs to housing ratio.  
14 15. The No Project Alternative's impact to public services is worse as compared to  
15 the Project. No impacts upon fire services, sheriff services, libraries and schools.  
16 But no fair share mitigation fees paid pursuant to Ordinance No. 659 and State-  
17 mandated school impact fees will be paid.  
18 16. The No Project Alternative's recreation impact is worse as compared to the  
19 Project. Will have no impact upon existing recreational facilities. But no fair  
20 share mitigation fees for regional parks and trails pursuant to Ordinance No. 659  
21 will be paid.  
22 17. The No Project Alternative's impact on transportation and traffic is better as  
23 compared to the Project. No generation of new daily trips and therefore no impact  
24 upon the Level of Service on existing area roads. But there would be no payment  
25 of fair share fees for regional improvements.  
26 18. The No Project Alternative's impact on utilities is better as compared to the  
27 Project. Will not result in increases in solid waste amounts. However, the No  
28 Project Alternative is the same with respect to water and sewer services as there

1  
2 would be no significant effect on water and sewer services.

3 19. The No Project Alternative's regional element impact is worse as compared to the  
4 Project. The No Project Alternative will not generate any jobs to improve area's  
5 jobs/housing ratio. No significant impact.

6 20. Environmentally Superior Alternative. Of the alternatives evaluated, the No  
7 Project Alternative is the environmentally superior alternative with respect to  
8 reducing impacts created by the Project. (CEQA Guidelines, § 15126.6, subd.  
9 (e)(2).)

10 21. Infeasibility of the No Project Alternative. Although the No Project Alternative is  
11 environmentally superior to the Project, it fails to meet the several Project  
12 objectives. (Draft EIR, p. 6.0-56; see also, *supra*, discussing failings of the No  
13 Project Alternative relative to the Project.) It fails to meet several Project  
14 objectives because it involves leaving the Project site as highly disturbed vacant  
15 area covered with non-native weedy vegetation, and it is indisputable that this  
16 alternative would not establish an industrial manufacturing and warehouse  
17 environment, would not optimize the economic potential of the parcels, would not  
18 create an array of new employment opportunities to utilize the skilled labor pool  
19 within Riverside County, would not implement the RCIP, General Plan, and  
20 Jurupa Area Plan land use designations and policies, would not continue the  
21 adopted Mira Loma Commerce Center theme and design standard qualities, and  
22 would not complement the architectural style, landscaping, site details, and  
23 signage of the Mira Loma Commerce Center. (Annotated Final EIR, pp. 3.0-18,  
24 6.0-36 to 6.0-39.) Therefore, the No Project Alternative is inconsistent with the  
25 project objectives and undesirable from a policy standpoint, and it is rejected as  
26 infeasible based on the economic, social, technological, and other factors  
27 identified. (Draft EIR, p. 6.0-57; see *Cal. Native Plant Soc'y v. Santa Cruz*,  
28 *supra*, 177 Cal.App.4th at p. 998.)



1  
2 Q. Di Tommaso Property Alternative Site

- 3 1. This alternative considers the development of the Project on an alternative site:  
4 the Di Tommaso property, in western Riverside County, located in the Mira Loma  
5 area, east of Interstate 15, north of Galena Street and west of Wineville Road.  
6 (Draft EIR, p. 6.0-39.)
- 7 2. For aesthetic impacts, the Di Tommaso Property Alternative Site is worse as  
8 compared to the Project. This alternative will result in the development of vacant  
9 parcels with business park and warehouse/ distribution buildings. But the Project  
10 design will not be subject to design and landscaping guidelines in the MLCC  
11 Design Guidelines. (See discussion on Draft EIR pages 1.0-14, 3.0-18, 6.0-32,  
12 and Draft EIR Appendix K.) Potential impacts will be below the level of  
13 significance.
- 14 3. The Di Tommaso Property Alternative Site's air quality impact is the same as  
15 compared to the Project. This alternative will exceed SCAQMD regional short-  
16 term threshold for ROG and NOx, regional long-term threshold for ROG, NOx,  
17 and CO, and localized short-term threshold for PM-10 and PM-2.5. This  
18 alternative will also exceed significance thresholds for cancer risk due to diesel  
19 exhaust. The Di Tommaso Property Alternative Site's air quality impact is  
20 cumulatively significant. It contributes to exceedance of air quality standards and  
21 cumulative cancer risk due to diesel exhaust. This alternative in combination with  
22 statewide, national, and international emissions could cumulatively contribute to a  
23 change in Earth's climate, i.e., global climate change.
- 24 4. The Di Tommaso Property Alternative Site's biological resources impact is the  
25 same as compared to the Project. Project development will likely result in  
26 potential loss of Burrowing Owl habitat and raptor foraging habitat. No  
27 significant effect, with mitigation.
- 28 5. The Di Tommaso Property Alternative Site's cultural resources impact is the same

1  
2 as compared to the Project. No significant effect with same mitigation measures  
3 as the Project.

4 6. The Di Tommaso Property Alternative Site's geology and soils impact is the same  
5 as compared to the Project. Standard of conditions of approval and compliance  
6 with regulatory requirements will reduce impacts to below the level of  
7 significance.

8 7. The Di Tommaso Property Alternative Site's hazards and hazardous material  
9 impact is the same as compared to the Project. Hazardous materials, emissions  
10 and contaminants for the Project would be approved and monitored by Riverside  
11 County Health Department and state and federal agencies. Impacts will be less  
12 than significant.

13 8. For hydrology and water quality impacts, the Di Tommaso Property Alternative  
14 Site is the same as compared to the Project. No Significant Effect, as storm  
15 drainage facilities will be constructed and mitigation measures implemented.

16 9. The Di Tommaso Property Alternative Site's land use/planning impact is the same  
17 as compared to the Project. Consistent with Jurupa Area Plan land use  
18 designation and zoning and surrounding land use designations and zoning.

19 10. For mineral resources impacts, the Di Tommaso Property Alternative Site is the  
20 same as compared to the Project. No mineral resource potential for the Project  
21 site and thus no environmental impacts.

22 11. The Di Tommaso Property Alternative Site's noise impact is the same as  
23 compared to the Project as it is cumulatively Significant. Existing environment  
24 along some road segments are above outdoor noise standards, Project will  
25 contribute to increased noise levels on these roads.

26 12. For population and housing impacts, the Di Tommaso Property Alternative Site is  
27 the same as compared to the Project. Project will not result in the displacement of  
28 existing residents. Same positive impact upon jobs to housing ratio.

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28
13. The Di Tommaso Property Alternative Site's impact on public services is the same as compared to the Project. No significant impact upon fire services, sheriff services, libraries and schools. Fair share mitigation fees will be paid pursuant to Riverside County Ordinance No. 659 and State- mandated school impact fees.
  14. The Di Tommaso Property Alternative Site's impact on recreation is the same as compared to the Project. Will have no impact upon existing recreational facilities. Project will pay fair share mitigation fees for regional parks and trails pursuant to Ordinance No. 659.
  15. The Di Tommaso Property Alternative Site's transportation and traffic impact is the same as compared to the Project. This alternative will generate 8,540 trips daily. Impacts will be less than significant with implementation of mitigation. Cumulative impacts will be significant due to uncertain timing of required off-site improvements.
  16. The Di Tommaso Property Alternative Site's impact on utilities is the same as compared to the Project. This alternative will generate approximately 2,939.78 tons of solid waste annually, but will have no significant impact and no significant effect on water and sewer services.
  17. The Di Tommaso Property Alternative Site's regional element impact is the same as compared to the Project. This alternative will generate approximately the same number of jobs and will have a positive impact upon area's job/housing ratio. No significant impact.
  18. Infeasibility of Di Tommaso Alternative. The Di Tommaso alternative will have no change from the Project with regards to the regional element because the alternative generates approximately the same number of jobs and will have a similar positive impact on the area's job-to-housing ratio. (Draft EIR, p. 6.0-56.) The alternative meets some Project objectives, but is not environmentally superior to the Project or superior with regards to the Project objectives. (See,

1  
2 *supra*, discussion of failings of the alternative relative to the Project.) Notably,  
3 the alternative does not optimize the economic potential of the undeveloped  
4 parcels within the Mira Loma Commerce Center, continue the adopted Mira  
5 Loma Commerce Center theme and design standard qualities, or contribute to the  
6 Mira Loma Commerce Center project's identity. (Annotated Final EIR, p. 3.0-  
7 18.) Therefore, the Di Tommaso alternative is inconsistent with the project  
8 objectives and undesirable from a policy standpoint, and it is rejected as infeasible  
9 based on the economic, social, technological, and other factors identified. (Draft  
10 EIR, p. 6.0-57; see *Cal. Native Plant Soc'y v. Santa Cruz*, *supra*, 177 Cal.App.4th  
11 at p. 998.)

12 R. March JPA Meridian Specific Plan Alternative Site

- 13 1. This alternative considers the development of the Project on an alternative site:  
14 site in the developing March JPA Meridian Specific Plan, located west of  
15 Interstate 215 and both north and south of Van Buren Boulevard. (Draft EIR, p.  
16 6.0-42.)
- 17 2. The March JPA Meridian Specific Plan Alternative Site's aesthetics impact is the  
18 same as compared to the Project. This alternative will result in the development  
19 of vacant parcels with business park and warehouse/ distribution buildings.  
20 Although Project design will not be subject to design and landscaping guidelines  
21 in the MLCC Design Guidelines (see discussion on Draft EIR pages 1.0-14, 3.0-  
22 18, 6.0-32, and Draft EIR Appendix K), the March Business Center Design  
23 Guidelines applicable within the Meridian Specific Plan will provide similar  
24 design and landscaping requirements. Potential impacts will be below the level of  
25 significance.
- 26 3. The March JPA Meridian Specific Plan Alternative Site's air quality impact is the  
27 same as compared to the Project. This alternative will exceed SCAQMD regional  
28 short-term threshold for ROG and NOx, regional long-term threshold for

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

ROG,NOx, and CO, and localized short-term threshold for PM-10 and PM-2.5. It will also exceed significance thresholds for cancer risk due to diesel exhaust. This alternative's air quality impact is cumulatively significant. It contributes to exceedance of air quality standards and cumulative cancer risk due to diesel exhaust. This alternative in combination with statewide, national, and international emissions could cumulatively contribute to a change in Earth's climate, i.e., global climate change.

4. The March JPA Meridian Specific Plan Alternative Site's biological resources impact is the same as compared to the Project. Project development will likely result in potential loss of Burrowing Owl habitat and raptor foraging habitat. No significant effect, with mitigation.
5. The March JPA Meridian Specific Plan Alternative Site's cultural resources impact is the same as compared to the Project. No significant effect with same mitigation measures as the Project.
6. For geology and soils, the March JPA Meridian Specific Plan Alternative Site's impact is the same as compared to the Project. Standard of conditions of approval and compliance with regulatory requirements will reduce impacts to below the level of significance.
7. For hazards and hazardous materials impact, the March JPA Meridian Specific Plan Alternative Site is the same as compared to the Project. Hazardous materials, emissions and contaminants for the Project would be approved and monitored by Riverside County Health Department and state and federal agencies. Impacts will be less than significant.
8. The March JPA Meridian Specific Plan Alternative Site's impact on hydrology and water quality is the same as compared to the Project. No Significant Effect, as storm drainage facilities will be constructed and mitigation measures implemented.

9. The March JPA Meridian Specific Plan Alternative Site's impact on land use and planning is worse compared to the Project. This alternative is not consistent with land use designation and zoning and surrounding land use designations and zoning.
10. The March JPA Meridian Specific Plan Alternative Site's impact to mineral resources is the same as compared to the Project. No mineral resource potential for the Project site and thus no environmental impacts.
11. The March JPA Meridian Specific Plan Alternative Site's impact on noise is worse as compared to the Project. Project site and surrounding area subject to airport noise from March Air Base. The March JPA Meridian Specific Plan Alternative Site's impacts are also cumulatively significant. Existing environment along some road segments are above outdoor noise standards, Project will contribute to increased noise levels on these roads.
12. For population and housing impact, the March JPA Meridian Specific Plan Alternative Site is the same as compared to the Project. Project will not result in the displacement of existing residents. Same positive impact upon jobs to housing ratio.
13. The March JPA Meridian Specific Plan Alternative Site's impact to public services is the same as compared to the Project. No significant impact upon fire services, sheriff services, libraries and schools. Fair share mitigation fees will be paid pursuant to Riverside County Ordinance No. 659 and State- mandated school impact fees.
14. The March JPA Meridian Specific Plan Alternative Site's impact on recreation is the same as compared to the Project. This alternative will have no impact upon existing recreational facilities. Project will pay fair share mitigation fees for regional parks and trails pursuant to Riverside County Ordinance No. 659.
15. The March JPA Meridian Specific Plan Alternative Site's impact on

1 transportation and traffic is the same as compared to the Project. This alternative  
2 will generate 8,540 trips daily. Impacts will be less than significant with  
3 implementation of mitigation. Cumulative impacts of this alternative will be  
4 significant due to uncertain timing of required off-site improvements.

5  
6 16. The March JPA Meridian Specific Plan Alternative Site's impact on utilities is the  
7 same as compared to the Project. This alternative will generate approximately  
8 2,939.78 tons of solid waste annually, but will have no significant impact and no  
9 significant effect on water and sewer services.

10  
11 17. For regional element impacts, the March JPA Meridian Specific Plan Alternative  
12 Site is the same as compared to the Project. This alternative will generate  
13 approximately the same number of jobs and will have a positive impact upon  
14 area's job/housing ratio. No significant impact.

15  
16 18. Infeasibility of March JPA Alternative. The March JPA alternative will have no  
17 change from the Project with regards to the regional element because the  
18 alternative generates approximately the same number of jobs and will have a  
19 similar positive impact on the area's job-to-housing ratio. (Draft EIR, p. 6.0-56.)  
20 The alternative meets some Project objectives, but is not environmentally superior  
21 to the Project or superior with regards to the Project objectives. (See, *supra*,  
22 discussion of failings of the alternative relative to the Project.) Notably, the  
23 alternative does not optimize the economic potential of the undeveloped parcels  
24 within the Mira Loma Commerce Center, continue the adopted Mira Loma  
25 Commerce Center theme and design standard qualities, contribute to the Mira  
26 Loma Commerce Center project's identity, or improve the economic development  
27 potential of the Mira Loma area by utilizing the Project site location and  
28 proximity to transportation corridors. (Annotated Final EIR, p. 3.0-18.)  
Therefore, the March JPA alternative is inconsistent with the project objectives  
and undesirable from a policy standpoint, and it is rejected as infeasible based on

1 the economic, social, technological, and other factors identified. (Draft EIR, p.  
2 6.0-57; see *Cal. Native Plant Soc'y v. Santa Cruz*, *supra*, 177 Cal.App.4th at p.  
3 998.).  
4

5 S. Reduced Project Scope Alternative

6 1. The Reduced Scope Alternative proposes development of approximately 58.5  
7 percent of the building square-footage in the Project. Building coverage for Plot  
8 Plan No. 17788, the 20.48 acre parcel would have a 223,027 square foot building  
9 rather than the proposed 426,212 square foot building. Plot Plan No. 16979, at  
10 11.01 acres, would have a 117,147 square-foot ("sf") building rather than a  
11 200,734 sf building. Plot Plan No. 18879, at 7.99 acres, would have a 84,154  
12 square foot industrial building rather than a 155,480 sf building. Plot Plan No.  
13 18877, at 12.75 acres, would have 123,242 sf of industrial buildings rather than  
14 144,594 sf of buildings. Plot Plan No. 18876, at 6.83 acres, would have 61,253 sf  
15 of industrial buildings rather than 97,010 sf of buildings. Plot Plan No. 18875, at  
16 5.99 acres, would have a 54,450 sf industrial building rather than a 104,210 sf  
17 building. The remainder would be developed as parking, storage, and landscaped  
18 area. (Draft EIR, p. 6.0-46.) Comparing the Reduced Scope Alternative's  
19 impacts to the Project reveals:

- 20 a. Aesthetic impacts are the same – resulting in development of vacant  
21 parcels into business park and warehouse/ distribution buildings – and still  
22 less than significant. (Draft EIR, p. 6.0-47.)  
23 b. Air quality impacts are better, but still significant and unavoidable.  
24 Specifically, long term emissions will be less but will still exceed the  
25 thresholds of significance. Emissions will also exceed significance  
26 thresholds for cancer risk due to diesel exhaust. Emissions are also  
27 cumulatively significant as the alternative contributes to exceeding air  
28 quality standards and cumulative cancer risk due to diesel exhaust.



1  
2 Further, in combination with statewide, national, and international  
3 emissions, emissions could cumulatively contribute to a change in Earth's  
4 climate, i.e., global climate change; although the impacts would be less  
5 than those of the Project. (Draft EIR, p. 6.0-47 through -48.)

6 c. Biological resource impacts are the same – likely resulting in potential loss  
7 of Burrowing Owl habitat and raptor foraging habitat – resulting in no  
8 significant effect, with mitigation. (Draft EIR, p. 6.0-48.)

9 d. Cultural resource impacts are the same, resulting in no significant effect  
10 with the same mitigation measures. (Draft EIR, p. 6.0-48.)

11 e. Geology and soils impacts are the same, resulting in no significant  
12 geology and soil issues, with standard conditions of approval and  
13 compliance with regulatory requirements reducing impacts below the level  
14 of significance. (Draft EIR, p. 6.0-49.)

15 f. Hazards and hazardous materials impacts are the same, resulting in less  
16 than significant impacts, with hazardous materials, emissions and  
17 contaminants approved and monitored by Riverside County Health  
18 Department and state and federal agencies. (Draft EIR, p. 6.0-49.)

19 g. Hydrology and water quality impacts are the same, resulting in no  
20 significant effect, as storm drainage facilities will be constructed and  
21 mitigation measures implemented. (Draft EIR, p. 6.0-49.)

22 h. Land use and planning impacts are the same, with the alternative generally  
23 being consistent with the Jurupa Area Plan land use designation and  
24 zoning and surrounding land use designations and zoning. (Draft EIR, p.  
25 6.0-50.)

26 i. Mineral resource impacts are the same, because there is no mineral  
27 resource potential for the site and thus no environmental impacts. (Draft  
28 EIR, p. 6.0-50.)

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28
- j. Noise impacts are better; however, the alternative is still cumulatively significant as the existing environment along some road segments are above outdoor noise standards and the Project will contribute to noise level increases, although less than that of the Project. (Draft EIR, p. 6.0-50.)
  - k. Population and housing impacts are worse – the alternative would not result in the displacement of existing residents, but it would produce less jobs than the Project, and thus the positive impact upon the jobs-to-housing ratio would be less. (Draft EIR, p. 6.0-50.)
  - l. Public service impacts are the same, with no significant impact on fire services, sheriff services, libraries and schools. However, less fair share mitigation fees will be paid pursuant to Riverside County Ordinance No. 659 and State-mandated school impact fees. (Draft EIR, p. 6.0-51.)
  - m. Recreation impacts are the same, resulting in no impact upon existing recreational facilities, and paying fair share mitigation fees for regional parks and trails pursuant to Riverside County Ordinance No. 659. (Draft EIR, p. 6.0-51.)
  - n. Transportation and traffic impacts are better – generating approximately 41.5 percent fewer trips daily than the Project. However, impacts will still be less than significant with implementation of mitigation, and cumulative impacts will still be significant due to uncertain timing of required off-site improvements. (Draft EIR, p. 6.0-51.)
  - o. Utilities impacts are better – generating approximately 41.5 percent less solid waste annually – but still considered to be less than significant. Water and sewer service impacts are the same, with no significant effect. (Draft EIR, p. 6.0-56.)
  - p. Regional element impacts are worse – generating fewer jobs and reducing

1 the positive impact on the area's job/housing ratio – but still considered  
2 not to be a significant impact. (Draft EIR, pp. 6.0-52 to 6.0-56.; Final  
3 EIR, p. 1.0-65.)  
4

- 5 2. Environmentally Superior Alternative. As discussed above, the No Project  
6 Alternative is the environmentally superior alternative. However, where the No  
7 Project Alternative is environmentally superior, CEQA also requires that an  
8 environmentally superior alternative be identified from among the remaining  
9 alternatives. (State CEQA Guidelines, § 15126.6(e)(2).) As set forth in the EIR,  
10 that other environmentally superior alternative is the Reduced Scope Alternative.  
11 (*Id.*; Draft EIR, p. 6.0-56.) Compared to the Project, the Reduced Scope  
12 Alternative would result in reduced daily traffic trips, less associated air emissions  
13 (including reduced health-risk impacts), less noise resulting from development of  
14 the site, and less impact upon local landfills due to reduced solid waste  
15 generation. However, even with the reductions set forth above, it must be noted  
16 that the Reduced Scope Alternative would still create all of the same significant  
17 and unavoidable environmental effects as the Project would, in that it would cause  
18 significant impacts to air quality, health risk, greenhouse gases, noise, and traffic.  
19 Project-related impacts to aesthetics, biological resources, cultural resources,  
20 geology and soils, hazards and hazardous materials, hydrology/water quality, land  
21 use and planning, mineral resources, public services, and recreation would remain  
22 the same as compared to the Project. (See Draft EIR, Table 6.0F.) The Reduced  
23 Scope Alternative has worse impacts upon Population and Housing and  
24 Consistency with Regional Plans due to the reduced number of jobs that will be  
25 created. (Draft EIR, p. 6.0-55.) Cumulative transportation and traffic impacts –  
26 due to the uncertainty of the construction of regional improvements – would  
27 remain significant with the Reduced Scope Alternative. (Draft EIR, pp. 6.0-56 to  
28 6.0-57.) In summary, the Reduced Scope Alternative would reduce Project-

1 related significant impacts. However, the Reduced Scope Alternative would not  
2 reduce any of those impacts to less than significant levels.

- 3  
4 3. Infeasibility of Reduced Scope Alternative. A lead agency has substantial  
5 discretion for selecting and comparatively evaluating the merits of Project  
6 alternatives. (State CEQA Guidelines § 15126.6(a).) The decisionmaking body  
7 may reject the alternatives upon project approval based on whether they are  
8 *actually* feasible, which involves “[b]roader considerations of policy” including  
9 “‘desirability’ to the extent that desirability is based on a reasonable balancing of  
10 relevant economic, environmental, social, and technological factors.” (*Cal.*  
11 *Native Plant Soc’y v. Santa Cruz* (2009) 177 Cal.App.4th 957, 999, 1000-1001.)  
12 Each of the considerations set forth below constitutes a basis founded upon a  
13 reasonable balancing of relevant economic, environmental, social, technological,  
14 and other factors and warranting rejection of the reduced scope alternative as  
15 infeasible, independent of each other consideration, and thus no further  
16 consideration of developing the Reduced Scope Alternative in lieu of the Project  
17 is required for the reasons stated, as follows:

- 18 a. The Reduced Scope Alternative would result in a drastic reduction in  
19 utilization of the Project site – cutting the scale of the Project to only  
20 58.5% of the building square-footage in the Project. (Annotated Final EIR,  
21 pp. 6.0-46, 6.0-47.) This scale of reduction is much greater than merely  
22 removing one building or one plot plan from consideration because the  
23 Reduced Scope Alternative would essentially cut each and every Plot Plan  
24 in half by dramatically reducing the development density on each one.  
25 (See also, *infra*, items dealing with reduced utility of each parcel.)  
26 b. The Reduced Scope Alternative does not avoid any of the significant and  
27 unavoidable impacts observed under the Project. (Annotated Final EIR,  
28 pp. 6.0-52 to 6.0-56.) As already noted, and although the Project’s

1 significant environmental impacts would be somewhat reduced, the  
2 Reduced Scope Alternative would also have significant and unavoidable  
3 impacts, including all of those that are significant and unavoidable with  
4 the Project. (See, *supra*, discussing impacts under Reduced Scope  
5 Alternative.)

6  
7 c. The Reduced Scope Alternative would fail to establish an industrial  
8 property of lasting quality and value based upon adopted land use and  
9 zoning regulations and anticipated user groups because the alternative fails  
10 to optimize the use of the Project site. (Annotated Final EIR, pp. 6.0-46,  
11 6.0-47.) The reduced scale of the alternative results in a commensurate  
12 reduction in the utility of the site, quality and value of the overall project,  
13 and anticipated number of users and user groups that will be able to find  
14 value in using the site. (See *id.*)

15 d. The Reduced Scope Alternative would not optimize the economic  
16 potential of the undeveloped parcels within the Mira Loma Commerce  
17 Center in compliance with the site's land use designation. (Draft EIR, p.  
18 6.0-57.) The Project site's land use designation is "Light Industrial," and  
19 the reduced scale of the alternative would commensurately reduce the  
20 economic potential for the site by reducing the square-footage of industrial  
21 manufacturing or warehousing space that can be utilized, thus reducing its  
22 earnings potential. (Annotated Final EIR, pp. 6.0-46, 6.0-47.)

23 e. The Project site's zoning designation is "M-M" (manufacturing – medium)  
24 and "I-P" (industrial park) pursuant to the County's zoning designations  
25 set forth in Ordinance No. 348. (Annotated Final EIR, pp. 4.9-4, 4.9-13.)  
26 Just as the Reduced Scope Alternative would fail to optimize use of the  
27 Project site consistently with its land use designation in the General Plan,  
28 the alternative similarly would fail to optimize such use consistently with

1 its Zoning designations. (Annotated Final EIR, pp. 6.0-46, 6.0-47.)

2 f. Although creating some jobs, the Reduced Scope Alternative would fail to  
3 create the array of new employment opportunities to utilize the skilled  
4 labor pool within Riverside County that would otherwise be produced by  
5 the Project. (Draft EIR, p. 6.0-57.) The reduced square-footage of the  
6 alternative would likewise result in a commensurate reduction in the  
7 estimated number of jobs that would be created for temporary  
8 construction, temporary employment within the region for related  
9 businesses, and permanent jobs in the finished space that would be  
10 created. (Annotated Final EIR, pp. 5.0-4, 6.0-46, 6.0-47, 7.0-3, 7.0-10.)

11 g. The Reduced Scope Alternative also will not improve the economic  
12 development potential of the Mira Loma area by utilizing the site's  
13 location and proximity to major interstate transportation corridors pursuant  
14 to the Mira Loma Warehouse/Distribution Center policy in the Jurupa  
15 Area Plan to the same extent as the Project. (Draft EIR, p. 6.0-57.) The  
16 reduction in scale of the Project, as previously stated, reduces the square-  
17 footage of warehouse and manufacturing space and the number of jobs  
18 that can be supported by the project, thus reducing its economic potential  
19 and underutilizing the site's location and proximity to major transportation  
20 corridors. (Annotated Final EIR, pp. 6.0-46, 6.0-47.)

21 h. In addition to the above-noted failure to utilize the location and proximity  
22 of the site pursuant to the Jurupa Area Plan, the Reduced Scope  
23 Alternative also fails to implement important portions of the Riverside  
24 County Integrated Project, General Plan and Jurupa Area Plan land use  
25 designations and policies by not fully utilizing the Project site, and thus  
26 failing to provide the highest priority to infill space pursuant to Jurupa  
27 Area Plan policy 5.3. (Draft EIR, pp. 3.0-1, 3.0-18, 6.0-32.)  
28

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17
- i. By failing to maximize the use of infill space, the Reduced Scope Alternative promotes sprawl by forcing the warehousing and manufacturing uses that would otherwise be located at the Project site into potentially non-urbanized areas – unlike the Project site – thus thwarting the policies underlying beneficial anti-sprawl initiatives and laws, such as SB 375. (Annotated Final EIR, pp. 4.3-32, 4.3-34, 3.0-1, 3.0-18, 6.0-32.)
  - j. Due to its reduced scale, reduced square-footage, reduced industrial production, and reduced jobs, the Reduced Scope Alternative will result in fewer fees, taxes, and tax increment that would otherwise be collected under the Project for the County to use for providing services to citizens. (Annotated Final EIR, pp. 7.0-1 to 7.0-10.)
  - k. The Reduced Scope Alternative will also place a higher burden on the property owner for per-acre fees and taxes that are applied to the property regardless of income and square-footage because reducing the scale of the project commensurately reduces the income attainable for paying those fees. (Annotated Final EIR, pp. 6.0-46, 6.0-47, 7.0-1 to 7.0-10.)

18  
19  
20  
21  
22

Based on the above-noted considerations, the Reduced Scope Alternative does not meet the Project objectives to the same extent as the Project, will not avoid any of the significant and unavoidable impacts caused by the Project, and is infeasible based on policy, economic, social, technological, and other factors identified above and in the record as a whole. (E.g., Draft EIR, p. 6.0-57.)

23  
24  
25  
26  
27  
28

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the economic, legal, social, technological, and other benefits of the Project, including provision of employment opportunities for highly trained workers, against the unavoidable adverse environmental effects of the Project, and has adopted all feasible mitigation measures with respect to the significant impacts. Each of the below-listed benefits is determined to be, unto itself and independent of all other Project benefits, a basis for overriding all unavoidable adverse environmental impacts identified in these Findings. Each of

1 the following Project benefits constitutes an overriding consideration warranting approval of the Project,  
2 independent of other benefits, despite each and every unavoidable impact:

- 3 A. The Project site's land use designation is "Light Industrial." (Annotated Final EIR, pp.  
4 4.9-8, 4.9-12.) The Project will develop previously disturbed, vacant, infill parcels into  
5 an industrial uses in a manner consistent with the land use designation and in a manner to  
6 maximize the site's economic potential within that land use designation. (Annotated  
7 Final EIR, pp. 3.0-18, 4.9-8, 4.9-12.)
- 8 B. The Project site is zoned "M-M" (manufacturing – medium) and "I-P" (industrial park)  
9 pursuant to the County's zoning designations set forth in Ordinance No. 348. (Annotated  
10 Final EIR, pp. 4.9-4, 4.9-13.) The Project will develop previously disturbed, vacant land  
11 in a manner consistent with the zoning designations and in a manner to maximize the  
12 site's economic potential within those zoning designations. (Annotated Final EIR, pp.  
13 3.0-18, 4.9-4, 4.9-13.)
- 14 C. Land use designations and zoning criteria exist to provide an orderly and appropriate  
15 scheme for development across large areas of land. The Project's compliance with those  
16 designations furthers that orderly development and implements the County General  
17 Plan's land use designations – which are required under state law – thus providing a  
18 benefit to the area. (Annotated Final EIR, pp. 4.9-4, 4.9-8.)
- 19 D. The Project complies with the County General Plan - Jurupa Area Plan's policy 5.3 of  
20 giving infill development the highest priority. (See Annotated Final EIR, pp. 3.0-1, 3.0-  
21 18, 6.0-32.)
- 22 E. By maximizing the development of the facilities at the Project's location, the Project  
23 complies with and supports the Mira Loma Warehouse/Distribution Center policy for  
24 locating warehouse and distribution facilities in the area to maximize the use of their  
25 proximity to the major transportation corridors. (Draft EIR, pp. 6.0-57.)
- 26 F. The Project will optimize the use of the site's location and proximity to major interstate  
27 transportation corridors pursuant to the Mira Loma Warehouse/Distribution Center policy  
28



1 in the Jurupa Area Plan. (Draft EIR, pp. 6.0-39, 6.0-43, 6.0-46, 6.0-47, 6.0-57.)

- 2 G. The prevention of sprawl is one of the driving factors behind SB 375, a relatively new  
3 law that strongly encourages local land use jurisdictions to use infill development and  
4 restrict growth to within existing urbanized areas. (Annotated Final EIR, pp. 4.3-32, 4.3-  
5 34.) The Project furthers the policies supporting SB 375 by creating an infill  
6 development in an existing industrial park, thus utilizing the undeveloped parcels in the  
7 Mira Loma Commerce Center. (Annotated Final EIR, pp. 3.0-1, 3.0-18, 6.0-32.)
- 8 H. The Project will provide mitigation fees and tax increment to the County of Riverside.  
9 (Annotated Final EIR, p. 7.0-7 to 7.0-9.) As limited examples, the Project will pay over  
10 \$2,000 per acre in fire fees, over \$2,000 per acre for sheriff services, and over \$2 million  
11 total in TUMF fees. (E.g., Draft EIR pp. 4.13-4, 4.15-10.) Expenditure of these funds  
12 will further benefit the area by creating revenues that contribute to employment  
13 opportunities for the skilled labor pool within Riverside County. (Annotated Final EIR,  
14 p. 3.0-18.)
- 15 I. Through creating an in-fill commercial development within an existing  
16 business/warehouse park, the Project will provide additional employment opportunities  
17 for skilled labor in the region, (Draft EIR, p. 3.0-18; Annotated Final EIR, pp. 4.13-6,  
18 5.0-4 to 5.0-5, 6.0-32), which is recognized by CEQA as an acceptable project benefit.  
19 (See State CEQA Guidelines, § 15091(a)(3) ("provision of employment opportunities for  
20 highly trained workers").
- 21 J. The Project will generate several hundred jobs and provide a substantial percentage of the  
22 forecasted employment needed in Western Riverside County. (Annotated Draft EIR p.  
23 5.0-4; Annotated Final EIR, p. 7.0-10.))
- 24 K. The Project will generate construction-related employment. (Annotated Final EIR, p.  
25 7.0-10.) The project will also generate temporary employment in associated job  
26 categories, such as business services, manufacturing, and retail trade, as a result of the  
27 construction activity. (Annotated Final EIR, p. 7.0-10.)
- 28

- 1 L. The Project's short-term and long-term jobs will stimulate the economy in Riverside  
2 County, which has suffered tremendously from the slow down that began in  
3 approximately 2007, which has depressed housing construction since that time.  
4 (Annotated Final EIR, p. 4.16-12.)
- 5 M. The construction of the Project would support the utilization of the skill labor pool of  
6 previously laid-off construction workers that resulted from the economic slow down in  
7 Riverside County's construction industry beginning in approximately 2007. (Annotated  
8 Final EIR, pp. 3.0-16, 4.16-12.)
- 9 N. Annual permanent wages created by the Project are estimated to total \$52.66 million – an  
10 average annual wage of \$36,597. (Annotated Final EIR, p. 7.0-10.)
- 11 O. The Project will improve the jobs/housing balance. The SCAG region as a whole is  
12 balanced, with a projected 1.33 jobs per housing unit in 2035 under SCAG's 2008 RTP  
13 Growth Forecast. (Annotated Final EIR, p. 5.0-4.) Although Western Riverside County  
14 as a whole is projected to be balanced, the unincorporated portions of Western Riverside  
15 County are project to be generally jobs poor, with ratios of 0.83 in 2015, 0.96 in 2025,  
16 and 1.06 in 2035. (*Id.*)
- 17 P. The Project provides bike racks to promote alternative modes of transportation within the  
18 region. (Annotated Final EIR, p. 4.15-10.)
- 19 Q. The Project will take advantage of the site's location near existing major transportation  
20 corridors, thus co-locating development with the freeways that will service it. (Annotated  
21 Final EIR pp. 3.0-3; 3.0-18.)
- 22 R. In addition to promoting infill development, using existing transportation corridors  
23 adjacent to the Project site furthers the public policies in SB 375 for restricting  
24 development to urbanized areas. (Annotated Final EIR, pp. 4.3-32, 4.3-34, 4.3-72.)
- 25 S. The Project's location adjacent to existing transportation corridors provides a local  
26 benefit by ensuring that truck traffic primarily travels on existing truck roadways – rather  
27 than through residential developments. (Annotated Final EIR, pp. 3.0-18, 4.3-72, 4.9-9,  
28

1 4.16-12.)

- 2 T. The Project will convert an existing graveled and highly disturbed vacant area covered by
- 3 weedy vegetation into a landscaped area surrounding the exterior of the Project, with an
- 4 overall cohesive design and theme with the existing structures and landscaping. (E.g.,
- 5 Draft EIR, pp. 3.0-18; 4.13; 4.1-5 to 4.1-8.) Again, this is a visual benefit provided by
- 6 the Project building out infill parcels in the Mira Loma Commerce Center.
- 7
- 8 U. The Project is located within an existing 288-acre industrial park started approximately
- 9 two decades ago, and will build out and make economical use of the remaining vacant
- 10 parcels in the industrial park. (Draft EIR, p. 3.0-1, 3.0-6.)
- 11
- 12 V. In order to minimize impacts and ensure consistent land use planning, the Project will be
- 13 built on the most appropriate site from a regional perspective. (E.g., Draft EIR, p. 6.0-56
- 14 [looking at other sites but confirming that the Project site is the most appropriate one].)

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines

16 (Section 15126 (g)) requires an EIR to discuss how a Project could directly or indirectly lead to

17 economic, population, or housing growth. A project may be growth-inducing if it removes obstacles to

18 growth, taxes community service facilities or encourages other activities which cause significant

19 environmental effects. The discussion is as follows:

20 A. Economic, Population, or Housing Growth

- 21 1. Urbanization of the Project site could potentially influence continued
- 22 development within adjacent properties by providing or extending roadways,
- 23 extending water and sewer service, or providing utility and energy services to the
- 24 immediate area. This could eliminate potential constraints for future development
- 25 in this area. (Draft EIR, p. 6.0-29.)
- 26
- 27 2. If access to the area were limited, improvement of roadways into the area might
- 28 encourage development of vacant land. However, the Project site currently has
- access from existing paved streets within the developed portion of the Mira Loma
- Commerce Center and adjacent areas. These existing roads currently provide

1 access to various portions of the Project site. No new paved access roads will be  
2 constructed to serve the Project vicinity. Since these roads currently provide  
3 access to vacant land near the site, they would support the development within  
4 vicinity of the Project, with or without the Project. (Draft EIR, p. 6.0-29.)

5 3. Potable water will be provided to the proposed development by the Jurupa  
6 Community Services District. A system of water lines was constructed on the site  
7 through the development of the Mira Loma Commerce Center in the early 1990s.  
8 These facilities will be utilized by the Project for the provision of water  
9 throughout the Project. The Project will tie into these existing water lines. Based  
10 on the Water Supply Assessment created for the EIR, JCSD has sufficient water  
11 supplies for the Project from JCSD's existing and planned entitlements and  
12 resource conservation programs. No new or expanded entitlements are expected  
13 as a result of the Project. Since potable water pipelines currently exist at the site,  
14 there will be no requirement to extend water lines past properties without current  
15 potable water service. Therefore, the Project will not increase the number of  
16 parcels where water service is currently available. (Draft EIR, p. 6.0-29.)

17 4. Sewer lines were also constructed on the Project site during the development of  
18 the Mira Loma Commerce Center in the early 1990s. These facilities will be  
19 utilized by the Project for the provision of sewer service throughout the Project.  
20 No new or expanded entitlements are expected as a result of the Project. Since  
21 sewer lines currently exist at the site, there will be no requirement to extend sewer  
22 lines past properties without sewer service. Therefore, the Project will not  
23 increase the number of parcels where sewer service is currently available. (Draft  
24 EIR, pp. 6.0-29 to 6.0-30.)

25 5. As discussed in the Consistency with Regional Plans section of the EIR (Section  
26 5.0 of the Draft EIR) the Project can be projected to generate between 567 and  
27 1,101 employees. (Draft EIR, p. 6.0-30.) The creation of 567 new employees  
28

1 (i.e., jobs) comprises 0.09% of the forecasted employment for the Subregion in  
2 2015 and 0.07% in 2025. For the unincorporated areas of the Western Riverside  
3 County, the Project will constitute 0.29% of the forecasted employment in 2015  
4 and 0.21% in 2025. (Draft EIR, p. 6.0-30.) The creation of 1,101 new employees  
5 (i.e., jobs) comprises 0.17% of the forecasted employment for the Subregion in  
6 2015 and 0.13% in 2025. For the unincorporated areas of the Western Riverside  
7 County, the Project will constitute 0.56% of the forecasted employment in 2015  
8 and 0.40% in 2025. (Draft EIR, p. 6.0-30.)

9  
10 6. The SCAG region as a whole is Projected to have 1.39 jobs per housing unit in  
11 2025 under SCAG's *2004 RTP Growth Forecast*. (Draft EIR, p. 6.0-30.) The  
12 jobs/housing ratio for Western Riverside County is projected to be 1.04 in 2010  
13 and 2015, 1.05 in 2020 and 1.06 in 2025. Therefore, Western Riverside County is  
14 projected to be a jobs/housing balanced area. However, the jobs/housing ratio for  
15 the unincorporated portion of the Western Riverside County subarea is projected  
16 to be 0.63 in 2010, 0.67 in 2015, 0.69 in 2020 and 0.71 in 2025. This indicates  
17 that the unincorporated portion of Western Riverside County is projected to be a  
18 jobs-poor area. Overall, SCAG's *The New Economy and Jobs/Housing Balance*  
19 *in Southern California* Projects the Jurupa area, within which the Project is  
20 located, will be housing-rich in 2025, while the areas immediately south and east  
21 (Riverside, Corona, and Norco and Moreno Valley) will be jobs-rich and the areas  
22 immediately north and west (San Bernardino County) will be very jobs-rich.  
23 According to the RCIP General Plan, the most populated unincorporated area of  
24 the County is the Jurupa Area Plan, with approximately 22 percent of the  
25 population and 30 percent of the employment. (Draft EIR, p. 6.0-30.)

26 7. According to the RCIP General Plan, new employees from commercial and  
27 industrial development, and new population from residential development  
28 represent direct forms of growth. These direct forms of growth have a secondary

1 effect of expanding the size of local markets and inducing additional economic  
2 activity in the areas. (Draft EIR, p. 6.0-30.)

- 3  
4 8. Due to the economic impacts of the Project, it can be concluded that the Project  
5 will have some growth-inducing impacts. However, because the Project is  
6 consistent with the Project site's General Plan land use designations; will not  
7 require the extension of infrastructure into an area that currently lacks water and  
8 sewer lines and roads; and will not require the development of new water sources  
9 or the expansion of sewer treatment facilities; these growth inducing impacts are  
10 not considered to be significant. (Draft EIR, p. 6.0-31.)

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

13 A. Land Use Element

14 Development of the site is permitted by the Riverside County's Community  
15 Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land use  
16 designation. The Project is therefore consistent with the Land Use Element in that  
17 the property would be developed in accordance with the Community  
18 Development Foundation Component land use designation applied to the site by  
19 the General Plan, and in accordance with the Community Development: Light  
20 Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land use designation applied to  
21 the site by the Jurupa Area Plan.

22 B. Circulation Element

23 The Project will construct or contribute its fair share of the costs associated with  
24 the construction of signalization intersections, the improvement of certain  
25 intersections and/or the construction of additional turn lanes. As described above,  
26 the Project will implement mitigation measures that address Project-specific and  
27 cumulative transportation and traffic impacts, and based thereon, the Board of  
28 Supervisors finds that the Project is consistent with the General Plan Circulation

1 Element. All required improvements that are directly attributable to the Project  
2 would be constructed as part of the Project and costs would be contributed for  
3 improvements to affected off-site roadways through payment of the  
4 Transportation Uniform Mitigation Fees (TUMF), Mira Loma Road and Bridge  
5 Benefit District, Zone A fees and Development Impact Fees (DIF).  
6

7 C. Multipurpose Open Space Element

8 The Multipurpose Open Space Element of the RCIP General Plan describes an  
9 open space system which includes methods for the acquisition, maintenance, and  
10 operation of a variety of open spaces. The County's open spaces are utilized for  
11 visual relief, natural resources protection, habitat protection, recreational uses, and  
12 protection from natural hazards for public health and safety. A review of the  
13 Multipurpose Open Space Element indicates that the Project site is primarily  
14 designated as urban built-up land. Based on this determination, it is reasonable to  
15 conclude that this land is not included in the inventory of areas of significant open  
16 space and conservation value. (Draft EIR, p. 4.9-6.)

17 D. Safety Element

18 The Safety Element of the RCIP General Plan indicates that the subject property  
19 is not located within a 100 or 500-year flood plain area (General Plan Figure S-9,  
20 100- and 500- Year Flood Hazard Zones) or within an area of low liquefaction  
21 susceptibility.

22 E. Noise Element

23 The EIR assesses the full range of concerns with regards to the projected noise  
24 impacts associated with the Project. As described above, the Project will  
25 implement mitigation measures that address Project-related noise impacts, and  
26 based thereon, the Board of Supervisors finds that the Project is consistent with  
27 the RCIP General Plan Noise Element.

28 F. Housing Element

1 The Project is consistent with the land use designations. The site does not  
2 currently contain housing, is not designated by the RCIP General Plan to provide  
3 housing, and the Project does not propose housing; therefore, the Housing  
4 Element is not applicable to the Project site. The Project also would not disrupt or  
5 divide any established community because the Project site is composed of  
6 vacant in-fill lots located within the Mira Loma Commerce Center (MLCC), an  
7 existing industrial park.

8  
9 G. Air Quality Element

10 The Project is required to implement mitigation measures intended to reduce  
11 direct air quality impacts to the greatest feasible extent. Implementation of the  
12 mitigation measures would ensure consistency with the Air Quality Element. Not  
13 unlike other development projects in Riverside County, and as disclosed in the  
14 EIR prepared for the RCIP General Plan, direct and cumulative air quality impacts  
15 would remain significant and unmitigable. Although the Project will have  
16 significant direct air quality impacts and its contribution to air quality impacts is  
17 cumulatively considerable, mitigation measures presented would reduce those  
18 impacts to the greatest extent possible, in conformance with SCAQMD, EPA, and  
19 CARB requirements.

20 H. Administration Element

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

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

- 27 A. The Project site is not located within a MSHCP Criteria Area and as such is not  
28 designated for conservation by the MSHCP. Thus, the Project would not conflict with



1 Reserve Assembly, because the Project site is not identified for conservation.

2 B. The Project complies with the policies of Section 6.1.2 of the MSHCP that protect  
3 species associated with vernal pools and riparian/riverine areas. No vernal pools and no  
4 riparian/riverine areas exist on the Project site; therefore no vernal pool and no  
5 riparian/riverine species are expected to occur. Section 6.1.2 of the MSHCP focuses on  
6 protection of riparian/riverine areas and vernal pool habitat types based on their value in  
7 the conservation of a number of MSHCP covered species, none of which has any  
8 potential to occur on the Project site. (Draft EIR, p. 4.4-12.)

9 C. Within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific  
10 focused surveys for Narrow Endemic Plant Species are required. (Draft EIR, p. 4.4-12.)  
11 The Project site is located within the Narrow Endemic Plant survey area for the Brand's  
12 phacelia (*Phacelia stellaris*) (Area 7) as shown on Figure 6-1 of the MSHCP. (*Id.*)  
13 However, the Conservation Summary Report Generator identified three narrow endemic  
14 plan species, San Diego ambrosia (*Ambrosia pumila*), Brand's phacelia (*Phacelia*  
15 *stellaris*) and San Miguel savory (*Satureja chandleri*) as potentially occurring on the  
16 Project site. (*Id.*) Section 6.1.3 of the MSHCP describes the habitat for the San Diego  
17 ambrosia as being open floodplain terraces or in the watershed margins of vernal pools.  
18 (*Id.*) San Miguel savory habitat consists of coastal sage scrub, chaparral, cismontane  
19 woodland, riparian woodland, and valley and foothill grasslands. (*Id.*) Habitat for  
20 Brand's phacelia is described as sandy washes and/or benches in alluvial flood plains.  
21 (*Id.*) A Narrow Endemic Plant Species Habitat Assessment, dated August 15, 2009, was  
22 completed for the Brand's Phacelia, San Miguel Savory and San Diego Ambrosia by  
23 Ecological Sciences, Inc. (Final EIR, p. 1.0-52.) Suitable habitat to support Brand's  
24 phacelia, San Miguel savory, or San Diego ambrosia was not recorded onsite during the  
25 survey effort, which was conducted in July 2009. (*Id.*) Given the site's exposure to  
26 extensive anthropogenic disturbances associated with historic mass grading,  
27 infrastructure development, and recurring weed abatement activities, absence of sandy  
28

1 washes and/or benches associated with alluvial flood plains, dense coverage of non-  
2 native vegetation and extreme rarity of the species, Brand's phacelia is not expected to  
3 occur on the subject parcels. (*Id.*) Likewise, due to the absence of rocky, gabbroic and  
4 metavolcanic substrates within coastal sage scrub, chaparral, cismontane woodland,  
5 riparian woodland, and valley and foothill grasslands, San Miguel savory is not expected  
6 to occur on site. (*Id.*) Finally, given the absence of open floodplain terraces, vernal  
7 pools, sparse non-native grasslands or ruderal habitats in association with river terraces,  
8 vernal pools, and/or alkali playas, the San Diego ambrosia is also not expected to occur  
9 on the subject site due to lack of suitable habitat. (*Id.*) Based on the lack of suitable  
10 habitat for San Diego ambrosia, Brand's phacelia and San Miguel savory on the Project  
11 site and the lack of any NEPSSA species being observed during biological surveys, the  
12 Project is consistent with MSHCP Section 6.1.3. (Draft EIR, p. 4.4-13.)

13  
14 Based on the lack of suitable habitat for San Diego ambrosia, Brand's phacelia  
15 and San Miguel savory on the Project site and the lack of any NEPSSA species being  
16 observed during biological surveys, the Project is consistent with MSHCP Section 6.1.3.  
17 (Draft EIR, pp. 4.4-12 to 4.4-13.)

- 18 D. Section 6.1.4 of the MSHCP sets forth guidelines which are intended to address indirect  
19 effects associated with locating development in proximity to the MSHCP Conservation  
20 Area, where applicable. Section 6.1.4 states that as the MSHCP Conservation Area is  
21 assembled, "hard-line" boundaries shall be established and development may occur  
22 adjacent to the MSHCP Conservation Area. Future development in proximity to the  
23 MSHCP Conservation Area may result in Edge Effects that will adversely affect  
24 biological resources within the MSHCP Conservation Area. To minimize such Edge  
25 Effects, the following guidelines shall be implemented in conjunction with review of  
26 individual public and private development Projects in proximity to the MSHCP  
27 Conservation Area. (Draft EIR, p. 4.4-13.) The Project site is located approximately  
28 2,000 feet west of Subunit 2 [Jurupa Mountains] of the Jurupa Area Plan (i.e., Criteria

1 Cell 2048). However, the land located between the Project site and Criteria Cell 2048  
2 consists primarily of existing residential development. The Project site is also located  
3 approximately 7,800 feet east of Subunit 3 [Delhi Sands Area] of the Jurupa Area Plan  
4 (i.e., Criteria Cell 2045). The land located between the Project site and Criteria Cell 2045  
5 consists primarily of developed industrial land and Interstate 15. Due to the distance  
6 between the Project and proximate criteria cells, the urban/wildlands interface guidelines  
7 set forth in Section 6.1.4 of the MSHCP is not applicable to the Project. (Draft EIR, p.  
8 4.4-13.)

9 E. Pursuant to MSHCP Section 6.3.2, additional surveys for certain species are required if  
10 the Project is located in criteria areas shown on Figure 6-2 (Criteria Area Species Survey  
11 Area), Figure 6-3 (Amphibian Species Survey Areas With Critical Area), Figure 6-4  
12 (Burrowing Owl Survey Areas With Criteria Area) and Figure 6-5 (Mammal Species  
13 Survey Areas With Criteria Area) of the MSHCP. The Project site is located outside of  
14 any Critical Area Species Survey Area (CASSA) for plants and mammals and no CASSA  
15 plant species were observed during the focused surveys for the site. However, the Project  
16 site is located within the area shown on Figure 6-4 (Burrowing Owl Survey) of the  
17 MSHCP. The biological survey of the Project site found potentially suitable burrowing  
18 owl habitat on all parcels within the Project, however, burrowing owl was not observed  
19 during either the 2002 biological survey of the site or the 2005 focused burrowing owl  
20 survey. (Draft EIR, p. 4.4-13) It was also not observed in the 2009 focused burrowing  
21 owl survey, as described above. (Final EIR, p. 1.0-53.) Pursuant to burrowing owl  
22 Objective 6 in Section B of the MSHCP Reference Document, a 30-day pre-construction  
23 presence/absence survey for burrowing owl is required where suitable habitat is present  
24 due to the presence of potential habitat on portions of the Project site. If burrowing owls  
25 are present, they shall be relocated by passive or active relocation as agreed to by the  
26 Riverside County Environmental Programs Department. (Draft EIR, p. 4.4-15.)

27 F. Pursuant to the MSHCP Conservation Objectives for DSFLF, the subject site is not  
28

1 located within a MSHCP Criteria Area (Jurupa Area Plan), Cell, Special Linkage Area, or  
2 Sub Unit for DSFLF. (Final EIR, p. 1.0-53.) However, portions of the site are mapped  
3 as containing Delhi Soils, a habitat component strictly associated with DSFLF. (*Id.*) The  
4 Delhi Sands flower-loving fly is found at low numbers and is narrowly distributed within  
5 the Plan Area. (*Id.*) This species is restricted by the distribution and availability of open  
6 habitats within the fine, sandy Delhi series soils. (*Id.*) USFWS has identified three main  
7 population areas are known to currently or to have at one time existed in the Plan Area.  
8 (*Id.*) One is located in the northwestern corner of the Plan Area, a second is located in  
9 the Jurupa Hills, and the third is located in the Agua Mansa Industrial Center area. (*Id.*)  
10 According to the MSHCP, the Delhi Sands flower-loving fly requires a specific habitat-  
11 type and will require site-specific considerations, protection and enhancement of this  
12 limited habitat-type, and species-specific management to maintain the habitat and  
13 populations. (*Id.*)

14 Pursuant to the MSHCP, conservation for the DSFLF within the Plan Area will  
15 occur according to the process described in either Objective 1A, Objective 1B or  
16 Objective 1C. (Final EIR, p. 1.0-53.) Under Objective 1A, surveys for the DSFLF will  
17 not be required on a Project-by-Project basis. (*Id.*) Under Objectives 1B and 1C,  
18 Project-by-Project surveys in accordance with USFWS "Interim General Survey  
19 Guidelines for the Delhi Sands flower-loving fly" will be required. (*Id.*) Currently,  
20 Riverside County is only implementing Objective 1B, in accordance with the USFWS-  
21 approved Section 10(a)(1)(B) permit, Federal Fish and Wildlife Permit No. TE088609-0,  
22 which states that "The Permittees shall implement species Objective 1B for the Delhi  
23 Sands flower-loving fly in accordance with Table 9-2 of the MSHCP." (Final EIR, pp.  
24 1.0-53 to 1.0-54) Pursuant to Objective 1B, if a Project site is determined to be occupied,  
25 seventy-five percent conservation of the mapped Delhi soils and/or suitable habitat onsite  
26 would be conserved. (Final EIR, p. 1.0-54.) If it is determined that seventy-five percent  
27 conservation on the occupied site is infeasible or the USFWS concurs that such  
28

1 conservation would not contribute to the long-term conservation of the species,  
2 conservation may occur within the conservation areas identified in Objective 1A at a ratio  
3 of three-times-to-one (3:1) the mapped Delhi soils or subject to Service concurrence, the  
4 habitat of the species as identified by survey biologist on the identified occupied site.  
5 (*Id.*)

6  
7 The discussion of Objective 1B states that "surveys shall be conducted for future  
8 Projects within the approximately 5,100 acres of mapped Delhi Soils within the Plan  
9 Area." (Final EIR, p. 1.0-54.) It further states that "it is understood that surveys would  
10 be conducted within suitable habitat areas of the mapped Delhi soils as determined by the  
11 surveying biologist." (*Id.*) As described above, the Project site remains highly altered  
12 due to extensive anthropogenic disturbances and does not currently contain potential  
13 DSFLF habitat for these reasons. (*Id.*) Therefore, pursuant to Objective 1B, focused  
14 surveys for the DSFLF are not required and no onsite conservation is required, and the  
15 Project is consistent with the MSHCP's conservation objectives for the DSFLF. (*Id.*)

- 16 G. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be considered.  
17 Because the Project site is not located adjacent to the MSHCP Conservation Area,  
18 impacts of fuel management would not affect the Conservation Area.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Plot Plan No. 16979, Plot  
20 Plan No. 18875, Plot Plan No. 18876, Plot Plan No. 18877 and Plot Plan No. 18879 are consistent with  
21 the County of Riverside General Plan as adopted by the Riverside County Board of Supervisors on  
22 October 7, 2003.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
24 considered EIR No. 450 in evaluating the Project, that EIR No. 450 is an accurate and objective  
25 statement that complies with the California Environmental Quality Act and reflects the County's  
26 independent judgment, and that EIR No. 450 is incorporated herein by this reference.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 450  
28 and **ADOPTS** the Mitigation Monitoring and Reporting Plan specified therein.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Plot Plan No. 16979, Plot  
2 Plan No. 18875, Plot Plan No. 18876, Plot Plan No. 18877 and Plot Plan No. 18879, on file with the  
3 Clerk of the Board, including the final conditions of approval and exhibits, are hereby approved for the  
4 real property described and shown in such plot plans, and said real property shall be developed  
5 substantially in accordance with Plot Plan No. 16979, Plot Plan No. 18875, Plot Plan No. 18876, Plot  
6 Plan No. 18877 and Plot Plan No. 18879, unless these plot plans are amended by the Board of  
7 Supervisors.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Plot Plan No.  
9 16979, Plot Plan No. 18875, Plot Plan No. 18876, Plot Plan No. 18877 and Plot Plan No. 18879 shall be  
10 placed on file in the Clerk of the Board, in the Office of the Planning Director, and in the Office of the  
11 Building and Safety Director, and that no applications for other development approvals shall be accepted  
12 for real property described and shown in the project, unless such applications are substantially in  
13 accordance herewith.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of the Board is  
15 directed to file the Notice of Determination with the County Clerk for filing and posting.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
17 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
18 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.  
19

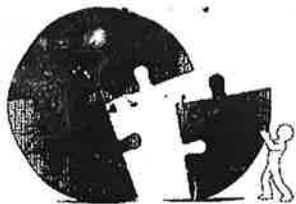
20 **ROLL CALL:**

21 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
22 Nays: None  
23 Absent: None

24 The foregoing is certified to be a true copy of a resolution duly  
25 adopted by said Board of Supervisors on the date therein set forth.

26 **KECIA HARPER-IHEM**, Clerk of said Board

27 By: \_\_\_\_\_  
28 Deputy



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

**FILED**  
RIVERSIDE COUNTY

**JUN 22 2011**

LARRY W. WARD, Clerk  
38866 E. Wadsworth Road  
Palm Desert, California 92211  
By *[Signature]* M. Meyer  
Deputy

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**EIR00450, Plot Plan Nos. 16979, 18875, 18876, 18877 and 18879**

*Project Title/Case Numbers*

**Christian Hinojosa**  
*County Contact Person*

**(951) 955-0972**  
*Phone Number*

**2002121128**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Obayashi Corp.**  
*Project Applicant*

**420 E 3rd Street, Suite 600, Los Angeles, CA 90013**  
*Address*

Removed: \_\_\_\_\_

By: \_\_\_\_\_ Dept.  
County of Riverside, State of California

**Northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street**  
*Project Location*

**The Environmental Impact Report analyzes the potential environmental impacts of Plot Plan Nos. 16979, 18875, 18876, 18877 and 18879. Plot Plan No. 16979 proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18875 proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18879 proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).**

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on June 14, 2011, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,839.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*[Signature]*  
Signature

**Board Assistant**  
Title

**June 14, 2011**  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj Revised 8/25/2009 Y:\Planning Case Files-Riverside office\EIR00450\DH-PC-BOS Hearings\BOS\06-14-11\PP16979, 18875-77, 18876\NOD Form.docx

Please charge deposit fee case#: ZEIR00450 ZCFG02693

**FOR COUNTY CLERK'S USE ONLY**

**JUN 14 2011 3.68**

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201100534

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: COUNTY PLANNING Date: 06/22/2011

County Agency of Filing: Riverside Document No: 201100534

Project Title: EIR 00450; PP 16979; 18875; 18876; 18877 18879

Project Applicant Name: OBAYASHI CORP Phone Number: \_\_\_\_\_

Project Applicant Address: 420 E. 3RD STREET SUITE #600 LOS ANGELES CA 900013

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	2839.25
<input type="checkbox"/> Negative Declaration	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached))	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	

Total Received 2903.25

Signature and title of person receiving payment:  \_\_\_\_\_

Notes:



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Carolyn Syms Luna · Planning Director

TO: ☒ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 9th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EIR00450 (Mira Loma Commerce Center), Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879

Project Title/Case Numbers

Christian Hinojosa

County Contact Person

2002121128

State Clearinghouse Number (if submitted to the State Clearinghouse)

OC Real Estate Management, LLC

54 De Forest Partnership, L.P.

Project Applicant

Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

Project Location

COUNTY CLERK  
Neg Declaration/Ntc Determination  
Filed per PR-C 21152  
951-955-0972  
Phone Number

APR 07 2011

Removed:

By: \_\_\_\_\_ Dept.  
County of Riverside, State of California

FILED  
RIVERSIDE COUNTY

APR 07 2011

LARRY W. WARD, CLERK

By: \_\_\_\_\_ M. Meyer  
Deputy

The project evaluated in the EIR consists of development of six plot plans located within existing Mira Loma Commerce Center, as follows:

- A. Plot Plan No. 16979 proposes to develop 200,731 square feet of industrial building with 190,731 square feet of warehouse space and 10,000 square feet of office and mezzanine space on 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).
- B. Plot Plan No. 17788 proposes to develop 426,212 square feet of industrial building with 418,212 square feet of warehouse space and 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).
- C. Plot Plan 18875 proposes to develop 104,210 square feet of industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,669 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).
- D. Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings, with a total building area of 97,010 square feet, with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).
- E. Plot Plan No. 18877 proposes to develop eight (8) industrial buildings, with a total building area of 144,594 square feet, with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).
- F. Plot Plan No. 18879 proposes to develop a 155,480 square feet industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

On October 28, 2010 the Center for Community Action and Environmental Justice (CCA EJ) filed an appeal of the

On April 6, 2011 the Planning Commission Certified the Environmental Impact Report No. 450 (EIR No. 450); denied the appeal in part and approved Plot Plan Numbers 16979, 18875, 18876, 18877 and 18879; and, upheld the appeal in part and denied Plot Plan No. 17788.

This is to advise that the Riverside County Planning Commission as the lead agency, has approved the above-referenced project on April 6, 2011, and has made the following determinations regarding that project:

1. The project **Will** have a significant effect on the environment.
2. **Environmental Impact Report No. 450** was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2792.25+ \$64.00).
3. Mitigation measures **WERE** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program **WAS** adopted.
5. A statement of Overriding Considerations **WAS** adopted for the project.
6. Findings were adopted pursuant to **State CEQA Guidelines section 15091**

This is to certify that the **Final Environmental Impact Report**, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

4/7/11  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
C:\DOCUME~1\ALISHA~1\WIN\LOCALS~1\Temp\MetaSave\Obayashi\_NOD for Planning Commission Action on 04-06-11.doc.DOCX

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt #: 201100294

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: COUNTY PLANNING Date: 04/07/2011

County Agency of Filing: Riverside Document No: 201100294

Project Title: EIR00450; PP 16979, 11788, 18875, 18876, 18877 AND 18879

Project Applicant Name: OC REAL ESTATE MGMT, LLC, 54 DE FOREST Phone Number: 213 687-8700

Project Applicant Address: 420 E. 3RD STREET, SUITE 906 LOS ANGELES CA 90016-1645

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☒ County Administration Fee

☒ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

\$64.00

Total Received \$64.00

Signature and title of person receiving payment: \_\_\_\_\_

Notes:

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

**Receipt #: 201000955**

**State Clearinghouse # (if applicable):** \_\_\_\_\_

*Lead Agency:* COUNTY PLANNING *Date:* 10/20/2010

*County Agency of Filing:* Riverside *Document No:* 201000955

*Project Title:* EIR00450 PP NOS. 16979,17788,188, 18876, 18877 AND 188795

*Project Applicant Name:* COUNTY PLANNING *Phone Number:* 951-955-0972

*Project Applicant Address:* 4080 LEMON ST RIVERSIDE, CA 92502

*Project Applicant:* Local Public Agency

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	<u>2792.25</u>
<input type="checkbox"/> Negative Declaration	<u>                    </u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	<u>                    </u>
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	<u>                    </u>
<input checked="" type="checkbox"/> County Administration Fee	<u>\$64.00</u>
<input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached))	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	

**Total Received** 2856.25

*Signature and title of person receiving payment:* 

*Notes:*

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director  
**Planning Department**  
Carolyn Syms Luna · Planning Director

TO: ☒ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EIR00450 (Mira Loma Commerce Center), Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879  
*Project Title/Case Numbers*

Christian Hinojosa  
*County Contact Person*

2002121128

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

SP 4 Dulles, L.P.  
*Project Applicant*

Community of Glen Avon of the Jurupa Area Planning Area, Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.  
*Project Location*

COUNTY CLERK  
Neg Declaration/Ntc Determination  
951-951-0072 R.C. 21152  
Phone Number POSTED

JUN 15 2011

FILED  
RIVERSIDE COUNTY

JUN 15 2011

LARRY W. WARD, CLERK

By *M. Meyer* M. Meyer  
Deputy

Removed: \_\_\_\_\_  
Address \_\_\_\_\_  
By: \_\_\_\_\_ Dept. \_\_\_\_\_

The project evaluated in the EIR consists of development of six plot plans located within existing Mira Loma Commerce Center, as follows:

- A. Plot Plan No. 16979 proposes to develop 200,731 square feet of industrial building with 190,731 square feet of warehouse space and 10,000 square feet of office and mezzanine space on 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).
- B. Plot Plan No. 17788 proposes to develop 426,212 square feet of industrial building with 418,212 square feet of warehouse space and 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).
- C. Plot Plan 18875 proposes to develop 104,210 square feet of industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,669 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).
- D. Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings, with a total building area of 97,010 square feet, with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).
- E. Plot Plan No. 18877 proposes to develop eight (8) industrial buildings, with a total building area of 144,594 square feet, with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).
- F. Plot Plan No. 18879 proposes to develop a 155,480 square feet industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

On June 14, 2011 the Board of Supervisors Certified the Environmental Impact Report No. 450 (EIR No. 450);

### Project Description

1. The project **will** have a significant effect on the environment.
2. Environmental Impact Report No. 450 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2792.25+ \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.
6. Findings were adopted pursuant to State CEQA Guidelines section 15091

  
\_\_\_\_\_  
Signature

6/14/11  
Date

DM/rj  
Revised 8/25/2009  
C:\DOCUME~1\ALISHA~1\WINLOCALS~1\Temp\MetaSave\Obayashl\_ NOD for Planning Commission Action on 04-06-11.doc.DOCX

ZCFG

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Carolyn Syms Luna · Planning Director

TO: ☒ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EIR00450 (Mira Loma Commerce Center), Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879  
*Project Title/Case Numbers*

Christian Hinojosa  
*County Contact Person*

2002121128  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

OC Real Estate Management, LLC  
54 De Forest Partnership, L.P.  
*Project Applicant*

951-955-0972

*Phone Number*

COUNTY CLERK  
Neg Declaration/Ntc Determination  
Filed per P.R.C. 21152  
POSTED

JUN 15 2011

*Address*

FILED  
RIVERSIDE COUNTY

JUN 15 2011

LARRY W. WARD, CLERK

By *[Signature]* M. Meyer  
Deputy

Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.  
*Project Location*

Removed:  
By: *[Signature]*  
County of Riverside, State of California

The project evaluated in the EIR consists of development of six plot plans located within existing Mira Loma Commerce Center, as follows:

- A. Plot Plan No. 16979 proposes to develop 200,731 square feet of industrial building with 190,731 square feet of warehouse space and 10,000 square feet of office and mezzanine space on 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).
- B. Plot Plan No. 17788 proposes to develop 426,212 square feet of industrial building with 418,212 square feet of warehouse space and 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).
- C. Plot Plan 18875 proposes to develop 104,210 square feet of industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,669 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).
- D. Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings, with a total building area of 97,010 square feet, with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).
- E. Plot Plan No. 18877 proposes to develop eight (8) industrial buildings, with a total building area of 144,594 square feet, with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).
- F. Plot Plan No. 18879 proposes to develop a 155,480 square feet industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

### Project Description

1. The project will have a significant effect on the environment.
2. Environmental Impact Report No. 450 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2792.25+ \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.
6. Findings were adopted pursuant to State CEQA Guidelines section 15091

  
\_\_\_\_\_  
Signature

6/14/11

DM/rj  
Revised 8/25/2009  
C:\DOCUME~1\ALISHA~1\WIN\LOCALS~1\Temp\MetaSave\Obayashi\_NOD for Planning Commssion Action on 04-06-11.doc.DOCX

ZCFG

FOR COUNTY CLERK'S USE ONLY

[illegible]