

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3-7

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the recommendation for Approval of Lease – Department of Public Social Services, 5th/4th District submitted by the Economic Development Agency is taken off calendar.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 30, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 30, 2013

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: _____

Deputy

AGENDA NO. 3-7

xc: EDA, DPSS



JAY E. ORR
COUNTY EXECUTIVE OFFICER

**MEMORANDUM
COUNTY OF RIVERSIDE
EXECUTIVE OFFICE**

GEORGE A. JOHNSON
CHIEF ASSISTANT COUNTY EXECUTIVE OFFICER
ROB FIELD
ASSISTANT COUNTY EXECUTIVE OFFICER
ECONOMIC DEVELOPMENT AGENCY
BARBARA OLIVIER
ASSISTANT COUNTY EXECUTIVE OFFICER
HUMAN RESOURCES
ED CORSER
COUNTY FINANCE DIRECTOR
CHRISTOPHER HANS
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

TO: Kecia Harper-Ihem, COB
FROM: George A. Johnson, Assistant CEO
DATE: April 25, 2013
RE: Off-Calendar

EDA is requesting that the following item be taken off-calendar:

3-7 – EDA/FM: Approval of the Lease – Department of Public Social Services, 5th /4th District.

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



317

FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
April 18, 2013

SUBJECT: Lease – Department of Public Social Services

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Lease and authorize the Chairman of the Board to execute same on behalf of the County; and
2. Adopt the Negative Declaration attached hereto as Attachment A for Environmental Assessment Riverside County/California Environmental Quality Act 2012-01, based on the findings incorporated herein.

BACKGROUND: (Commences on Page 2)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: Lisette Rose 4/17/13
Lisette Rose

Robert Field
Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 35,762	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: Federal 58.3%; State 39.2%; County 2.5%

Positions To Be Deleted Per A-30 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature Jennifer L. Sargent

Prev. Agn. Ref.: 3.41 of 12/22/09 District: 5/4

Agenda Number:

BACKGROUND:

The Department of Public Social Services (DPSS) has been in need of larger office space to implement the full complement of services provided by the Self Sufficiency Division and to accommodate increased caseloads in the Desert Hot Springs region. During the past five years, space searches for existing buildings have not adequately met the requirements of property type, size, and location suitable to lease.

As a result, in April, 2011, the Real Estate Division issued another Request for Proposal for a build to suit opportunity which has resulted in the attached lease for approval. It includes beneficial provisions of property location, developer capability, as well as negotiated terms for an operating lease.

After completion of this long-term effort, with expected occupancy in May, 2014, DPSS will have one full-service facility providing all temporary assistance programs, including CalWORKS, Food Stamps, and Medi-Cal, as well as Welfare-to-Work (GAIN) services to facilitate individuals and families to become self-sufficient.

Location:	65753 Pierson Boulevard Desert Hot Springs, CA
Lessor:	Pierson Professional Plaza, LP 5305 E. Second Street, Suite 204 Long Beach, CA 90803
Size:	38,000 square feet.
Term:	Ten years.
Rent:	\$82,460.00 per month.
Rental Adjustment:	Commencing year four, 2% annually.
Options to Extend:	Two, five-year options.
Options to Terminate:	After the fifth year for reduced funding with 150 days' notice.
Utilities:	All interior utilities, including electricity, water, and gas, will be placed on account directly in County's name for payment.
Custodial:	Included in rent.
Interior/Exterior Maintenance:	Included in rent.
Parking:	Approximately 237 total parking spaces.

(Continued)

BACKGROUND: (Continued)

Tenant

Improvements: Not to exceed \$2,500,000.00. County to reimburse Lessor in the three equal payments over three fiscal years. Second and third reimbursements to include 3% interest.

RCIT: \$383,890.00

As the Lead Agency, EDA prepared an Initial Study for the proposed Lease Agreement by and between the County of Riverside (County) and Pierson Professional Plaza, LP (Lessor) (herein referred to as the (Project).

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and California Code of Regulations Section 15063, an Initial Study was prepared to analyze the Project to determine if any potential significant impacts upon the environment would result from approval and execution of the Lease.

The results of the analysis demonstrate that the project would not have any significant impacts on the environment. The Initial Study/Negative Declaration (IS/ND) was prepared and circulated for public review and comment from November 26, 2012 to December 25, 2012.

The IS/NC and Notice of Determination are included as Attachment A.

The attached lease has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

All associated costs for this lease will be fully funded through the DPSS budget. DPSS will budget for these costs in FY 2013/14. The EDA will budget for the related transactional costs with the property owner in FY 2013/14. While EDA will front the costs for this lease with the property owner, DPSS will reimburse EDA for all associated costs.

Attachments:

Exhibit A
Lease
Attachment A

EXHIBIT B

DPSS Lease Cost Analysis FY 2013/14 65753 Pierson Blvd., Desert Hot Springs, California

Proposed Square Footage to be leased: 38,000 SQFT

Cost per Square Foot: \$ 2.17

Lease Cost per Month (May 1, 2014 - June 30, 2014) \$82,460

Total Estimated Lease Cost for FY 2013/14 \$164,920

Estimated Utility Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs per Month (May 1, 2014 - June 30, 2014) \$ 4,560.00

Total Estimated Utility Cost for FY 2013/14 \$ 9,120.00

Tenant Improvements \$2,500,000.00/3 yrs. \$ 833,333.33

EDA Lease Management Fee (Based @ 3.93%) \$ 39,231.36

RCIT \$ 383,890.00

TOTAL ESTIMATED COST FOR FY 2013/14 \$ 1,430,494.69

TOTAL COUNTY COST 2.5% \$ 35,762.37

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Proposed Lease for The Department of Public Social Services (Initial Study: RIVCO/CEQA 2012-01)

Accounting String: 525020-47220-7200400200-FM042191001100
• CDFG fee (\$2,101.50) Neg Dec
• Clerk admin fee (\$64.00)

DATE: March 14, 2013

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Steve Gilbert, Principal Development Specialist, Economic Development Agency

Signature: 

PRESENTED BY: Heidi Rigler, Senior Real Property Agent Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Notice of Determination

To:

☐ Office of Planning and Research

For U.S Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public County of Riverside Economic

Agency: Development Agency

Address: 3403 10th Street, 4th Floor

Riverside, CA 92501

Contact: John Alfred

Phone: (951) 955-0911

☒ County Clerk

Riverside County -

County of: (County Clerk Office)

Address: 4080 Lemon St., 1st Floor

Riverside, CA 92502

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Proposed Lease for The Department of Public Social Services (Initial Study: RIVCO/CEQA 2012-05)

Project Location (include county): N/A

Project Description: An Initial Study RIVCO/CEQA 2012-05 has been prepared for the project titled "Lease agreement by and between the County of Riverside and Pierson Professional Plaza, LP".

The proposed 10-year lease agreement ("Project") by and between the County of Riverside ("County") and Pierson Professional Plaza, LP, ("Lessor") for the Department of Public Social Services ("Lessee") proposes a Build to Suit Lease to house the Self Sufficiency Division of the Department of Public Social Services once the building is operational. The Lessor will be responsible to acquire and develop suitable space required to accommodate the current case load within the Desert Hot Springs region. The Lessor is responsible to comply and provide a full CEQA review once the actual construction parameters are established, and will submit the necessary CEQA documentation to the lead agency overseeing the approval process.

This is to advise that the Riverside County Board of Supervisors approved the above project on

☒ Lead agency or ☐ Responsible Agency

and has made the following determinations regarding the above described project:

(Date)

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report and Addendum was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were were not made pursuant to the provisions of CEQA.

This is to certify that the Final Initial Study and Mitigated Negative Declaration with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

- County of Riverside Economic Development Agency, 3403 10th Street, 4th Floor, Riverside, CA

Signature: (Public Agency) _____ Title: _____

Date: _____ Date received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

COUNTY OF RIVERSIDE
Initial Study and Environmental Checklist
No. RIVCO/CEQA 2012-05
For The
Proposed Lease for The Department of Public Social Services
(California Code of Regulations, Title 14, Division 6, Chapter 3,
Sections 15000 – 15387 and Appendices A – K)

1. **Project Title:**
Proposed Lease for The Department of Public Social Services (Initial Study: RIVCO/CEQA 2012-05)

2. **Lead Agency Name and Address:**
County of Riverside, 3403 Tenth Street, 5th Floor, Riverside, California, 92501

3. **Contact Person and Phone Number:**
John Alfred, Senior Environmental Planner, 951.955.0911; Facsimile 951.955.4890

4. **Project Location:**
N/A - There is no physical site associated with the proposed lease agreement.

5. **Project Sponsor's Name and Address:**
County of Riverside, 3403 Tenth Street, 5th Floor, Riverside, California, 92501

6. **General Plan Designation:**
N/A - There is no physical site associated with the proposed lease agreement.

7. **Zoning:**
N/A - There is no physical site associated with the proposed lease agreement.

8. **Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
The proposed 10-year lease agreement ("Project") by and between the County of Riverside ("County") and Pierson Professional Plaza, LP, ("Lessor") for the Department of Public Social Services ("Lessee") proposes a Build to Suit Lease to house the Self Sufficiency Division of the Department of Public Social Services once the building is operational. The Lessor will be responsible to acquire and develop suitable space required to accommodate the current case load within the Desert Hot Springs region. The Lessor is responsible to comply and provide a full CEQA review once the actual construction parameters are established, and will submit the necessary CEQA documentation to the lead agency overseeing the approval process.

9. **Surrounding Land Uses and Setting: Briefly Describe the Project's Surroundings:**
N/A - There is no physical site associated with the proposed lease agreement.

10. **Other Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement.)**
N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the project could have a significant effect on the environment, Nothing Further is Required because all potentially significant effect(s) (a) have been adequately analyzed in an earlier EIR or Mitigated Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Signature

Date

John Alfred, Acting Senior Environmental Planner
County of Riverside

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

I. AESTHETICS – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in | | | | |

ISSUES**Potentially
Significant
Impact****Less Than
Significant
with
Mitigation
Incorporation****Less Than
Significant
Impact****No
Impact**

conversion of Farmland, to non-agricultural use?

☐☐☐☒**Findings of Fact:**

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.**Monitoring:** None.**Source(s):** Lease Agreement

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

☐☐☐☒☐☐☐☒☐☐☐☒☐☐☐☒☐☐☐☒

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

IV. BIOLOGICAL RESOURCES. -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

V. CULTURAL RESOURCES -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

VI. GEOLOGY AND SOILS. -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

ISSUES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

ISSUES**Potentially
Significant
Impact****Less Than
Significant
with
Mitigation
Incorporation****Less Than
Significant
Impact****No
Impact****VII. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

VIII. HYDROLOGY AND WATER QUALITY. –

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

IX. LAND USE AND PLANNING. - Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

X. MINERAL RESOURCES. -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

XI. NOISE. -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

- b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing

ISSUES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

XII. POPULATION AND HOUSING. -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process..

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

XVI. UTILITIES AND SERVICE SYSTEMS --

Would the project:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.**Monitoring:** None.**Source(s):** Lease Agreement

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Findings of Fact:

Initial Study RIVCO/CEQA 2012-05 was prepared pursuant to CEQA Guidelines Section 15063 to allow the public and agencies to review and comment on the proposed discretionary action of the Build to Suit Lease between the County of Riverside and Pierson Professional Plaza, LP, ("Lessor"). Pursuant to CEQA Guidelines Section 15378 the discretionary action requires full CEQA review and disclosure to the public. There will be no physical change to the environment, individually or cumulatively, that will cause a significant effect on the environment associated with the approval of the Lease. The Lease is solely a binding agreement between the County and Lessor. The Lessor is responsible to comply and provide a full CEQA review once the actual project location and construction parameters are established. The Lessor will be responsible to submit the necessary CEQA documentation to the lead agency overseeing the approval process.

Mitigation: None.

Monitoring: None.

Source(s): Lease Agreement