

1 Project, in conjunction with other planned or approved projects, would not result in
2 cumulatively significant light and glare impacts. (RDEIR at p. 4-5).

3 **B. Agriculture and Forestry Resources.**

4 **Cumulative Impact Finding:** Not cumulatively considerable.

5 None of the area within the Project site is currently used for agriculture. Additionally,
6 while historically rural in nature, the general Project area has more recently
7 experienced urbanization and development activities, which has resulted in land use
8 changes on formerly agricultural land. The unincorporated County area to the north
9 of the Project site is zoned Residential Agriculture, one-acre minimum lot size (R-
10 A-1) and W-2. Areas to the east and south are also zoned R-A-1 and W-2. The areas
11 directly west of the Project site located within the City of Calimesa are zoned and
12 designated by the General Plan as Residential Low (2-4 dwellings per acre) and
13 Residential Low Medium (4-7 dwellings per acre). However, the area further to the
14 west, near Cherry Valley Boulevard, is designated Commercial Regional. The area
15 within the City of Calimesa that lies to the north and northwest of the Project site is
16 zoned/designated as Rural Residential (RR) (0-2 dwellings per acre). Although the
17 Project site and the surrounding areas were historically used for agriculture activities,
18 currently none of the areas immediately surrounding the Project site are used for
19 agriculture. Rural residential land uses are currently located north, east, and west of
20 the Project site. The land located south of the Project site contains an abandoned egg
21 farm and is planned for residential development. Therefore, the Project, in
22 conjunction with other planned or approved projects, would not result in
23 cumulatively considerable impacts to Agriculture and Forestry Resources. (RDEIR
24 at 4-6).

25 **C. Air Quality.**

26 **Cumulative Impact Finding:** Cumulatively considerable.

27 In combination with carbon monoxide (CO) emissions from other regional emission
28 sources, the Project would not result in an exceedance of the CO ambient air quality

1 standard at Project-impacted intersections. Therefore, the Project would not result in
2 cumulative health effects from CO exposure. The Project could impede attainment
3 of air quality standards because its emissions exceed the SCAQMD regional
4 significance thresholds. Even with implementation of all feasible mitigation, the
5 Project would have a significant air quality impact during operation. Impacts would
6 be less than significant during construction. Thus, the Project will have a
7 cumulatively considerable impact regarding attainment of air quality standards.
8 Additionally, after mitigation, the Project's operational emissions would exceed the
9 SCAQMD's regional thresholds for reactive organic gases (ROG) and oxides of
10 nitrogen (NOx). Therefore, operational impacts would be significant and
11 unavoidable, and the Project would have a cumulatively considerable air quality
12 impact due to operational ROG and NOx emissions. The Project would also result in
13 cumulatively considerable net increase in ozone, because regional significance
14 thresholds for ROG and NOx, (ozone precursors), are exceeded. Thus, the Project
15 would result in cumulatively significant operational air quality impacts. This impact
16 would be significant and unavoidable, even with implementation of all feasible
17 mitigation. (RDEIR at p. 4-6, 4-9).

18 **D. Biological Resources.**

19 **Cumulative Impact Finding:** Not cumulatively considerable.

20 The site is located within the Western Riverside County Multiple Species Habitat
21 Conservation Plan (MSHCP), but is not located within any Criteria Cells. Mitigation
22 is proposed to reduce potential impacts on species to a less than significant level.
23 Impacts to MSHCP Riverine areas shall be mitigated to below a level of significance
24 by on-site creation or restoration at a 2:1 ratio. It is reasonable to assume that other
25 future development projects located within the MSHCP would be required to
26 mitigate for impacts on species in a manner similar to the Project. In part, the MSHCP
27 was enacted to offset and control cumulative impacts to biological resources within
28 western Riverside County. Implementation of the Project would directly impact

1 raptor foraging habitat and potentially could directly or indirectly impact raptor nests
2 during construction. These impacts are considered potentially adverse, but will be
3 reduced to less than significant with mitigation. Therefore, the Project, in conjunction
4 with other projects, would not result in cumulatively significant impacts to animal or
5 plant species. The Project would not have any significant impacts on fish or wildlife
6 movement and would not conflict with locally adopted biological policies and
7 ordinances. Impacts to USACE jurisdictional areas total 0.40 acre, all consisting of
8 ephemeral drainage. The Project would also impact 1.11 acres of CDFW
9 jurisdictional area. The loss of these on-site waters would be mitigated and would
10 not cumulatively increase impacts on other jurisdictional waters in the region. Other
11 future development projects would be required to evaluate impacts on these issues
12 and mitigate where necessary, including the payment of MSHCP fees. Therefore, the
13 Project, in conjunction with other projects, would not result in cumulatively
14 significant conflicts with wildlife movement or local biological ordinances and
15 policies. (RDEIR at 4-9).

16 **E. Cultural Resources.**

17 **Cumulative Impact Finding:** Not cumulatively considerable.

18 No cultural resources have been found on the Project site, and only three resources
19 have been recorded within 0.5 mile of the Project site. Most of these are historic-era
20 artifacts and/or historic features. The Project area has a determination of high
21 paleontologic sensitivity at or slightly below the modern ground surface. Potential
22 impacts to cultural resources will be mitigated to a less than significant level by
23 ensuring appropriate measures are in place in case any such resources are located
24 during ground disturbance. It is always possible that unknown historic,
25 archeological, paleontological resources or human remains could be uncovered
26 during grading. Therefore, the Project's potential impacts on unknown resources
27 could contribute to potentially significant cumulative impacts. However, Mitigation
28 Measures CUL-1a and CUL-1b, CUL-3a to CUL-3d, and CUL-4 would reduce any

1 potential cumulative impacts to less than significant. In addition, given a lack of
2 resources that have been found near the Project site, it is unlikely that additional
3 historical or archaeological resources would be found, and even less likely that they
4 would result in cumulative impacts by affecting nearby areas, since cultural resources
5 impacts tend to be localized. In addition, other future development projects would be
6 required to evaluate cultural resources impacts and provide mitigation as necessary.
7 Therefore, the Project, in conjunction with other projects, would not result in
8 cumulatively significant impacts to cultural resources. (RDEIR at 4-9 to 4-10).

9 **F. Geology and Soils.**

10 **Cumulative Impact Finding:** Not cumulatively considerable.

11 As discussed in RDEIR Section 3.6, Geology and Soils, with Mitigation Measures
12 GEO-1a to GEO-1e, GEO-2a to GEO-2b, and GEO-3 for earthquake faults,
13 groundshaking, unstable soils, soil erosion, and landslides, the Project will result in
14 a less than significant impact. In addition, all potential impacts are site-specific and
15 limited to on-site conditions, and thus would not affect off-site locations or projects.
16 Similarly, other cumulative development within Cherry Valley would be required to
17 provide mitigation as appropriate to address potential impacts with respect to
18 geology and soils. Therefore, the Project, in conjunction with other projects, would
19 not result in a cumulatively significant impact related to geology and soils. (RDEIR
20 at 4-10).

21 **G. Greenhouse Gas Emissions.**

22 **Cumulative Impact Finding:** Not cumulatively considerable.

23 Greenhouse gas emissions are inherently a cumulative impact, as no single project
24 could produce a quantity of greenhouse gas emissions significant enough to influence
25 global climate change. The County of Riverside's Climate Action Plan (CAP) is a
26 geographically specific plan that was adopted by the County of Riverside for the
27 purpose of reducing GHG emissions under the control or influence of the County
28 consistent with AB 32 and subsequent state legislation and state agency action to

1 address climate change. The CAP has adopted a target of reducing GHG emissions
2 down to 15 percent below 2008 levels within the County of Riverside by 2020. This
3 reduction target is compliant with AB 32, and is therefore consistent with the State's
4 efforts to reduce GHG emissions globally and substantially lessen the cumulative
5 contribution to GHG impacts. The CAP includes GHG screening tables with energy
6 efficient implementation measures that would help to achieve the target reduction.
7 Pursuant to the CAP, projects that achieve at least 100 points based on the County's
8 screening tables are determined to be consistent with the reduction quantities
9 anticipated in the County's GHG Technical Report. As such, further project-specific
10 GHG quantification is not required. Consistent with State CEQA guidelines, such
11 projects are determined to have a less than significant individual and cumulative
12 impact for GHG emissions. **(RDEIR at 4-10)**. As discussed in RDEIR Section 3.7,
13 impacts related to GHG emissions are potentially significant. However, the Project
14 will comply with the CAP, achieving at least 100 points from the Riverside County
15 Greenhouse Gas Emissions Screening Tables by implementing reduction measures
16 specified in the CAP and described in RDEIR Section 3.7, Table 3.7-3. The Project
17 would also be consistent with the overarching goals of AB 32 and the strategies of
18 ARB's Scoping Plan, as well as the regulatory measures adopted to further AB 32's
19 goals. Accordingly, under either threshold, the Project's GHG emissions would not
20 be cumulatively significant. **(RDEIR at 4-11)**.

21 **H. Hazards and Hazardous Materials.**

22 **Cumulative Impact Finding:** Not cumulatively considerable.

23 The Project area is mostly undeveloped with rural land uses in the vicinity. With the
24 exception of potential soils contamination from previous use of chemicals associated
25 with past agricultural uses, potential impact with respect to Hazards and Hazardous
26 Materials were all found to be less than significant and, by their site-specific nature,
27 will not cause cumulatively significant impacts. In addition, the Project, as well as
28 future development projects, would be required to comply with all applicable

1 hazardous materials handling and storage requirements to ensure that potential
2 impacts would be less than significant. Therefore, the Project, in conjunction with
3 other future development projects, would not result in a cumulatively significant
4 impact related to hazards and hazardous materials. (RDEIR at 4-11).

5 **I. Hydrology and Water Quality.**

6 **Cumulative Impact Finding:** Not cumulatively considerable.

7 As discussed in RDEIR Section 3.9, proposed drainage improvements and retention
8 basins would ensure that storm runoff does not exceed what occurs under existing
9 conditions and would not result in an increase in erosion either on-site or off-site.
10 With the proposed improvements, the Project would not create or contribute runoff
11 water that would exceed the capacity of existing or planned stormwater drainage
12 systems, contribute to downstream flooding, or provide substantial additional
13 sources of polluted runoff. The Project will also comply with County Ordinance 458,
14 which requires special construction standards for new construction and/or substantial
15 improvements within mapped floodplains, to reduce damage to the public and
16 property. Development activities associated with the Project have the potential to
17 impact water quality, potentially impacting the water quality of the Santa Ana
18 Watershed. The Project would prepare and submit a Water Quality Management Plan
19 (WQMP) and a Storm Water Pollution Prevention Plan (SWPPP) to the County of
20 Riverside for review and approval, and will implement BMPs to reduce or eliminate
21 sediment and other pollutants in stormwater and non-stormwater discharges. With
22 mitigation, the Project would not degrade water quality or violate waste discharge
23 requirements. The Water Supply Assessment prepared for the Project indicated that
24 there are adequate water supplies to serve the Project, and the Project will not
25 substantially deplete groundwater supplies or interfere substantially with
26 groundwater recharge such that there would be a net deficit in aquifer volume or a
27 lowering of the local groundwater table level. Other future development projects in
28 the area would be required to implement similar mitigation and comply with state

1 and county requirements related to hydrology and water quality. Therefore, the
2 Project, in conjunction with other future development projects, would not result in
3 cumulatively significant impacts related to hydrology and water quality. (RDEIR at
4 4-11 to 4-12).

5 **J. Land Use and Planning.**

6 **Cumulative Impact Finding:** Not cumulatively considerable.

7 The Project requires the adoption of a General Plan Amendment and a Zone Change
8 to facilitate the development of the Project, although such changes will not require a
9 change to the General Plan Foundation Component, which currently identifies the
10 Project site as within the Community Development Foundation. Although the Project
11 would change land use designations from large-lot residential to accommodate high-
12 cube warehouse distribution and public facilities on the southern portion of the site,
13 this change reflects an ongoing trend toward urbanization along this part of Cherry
14 Valley Boulevard. In addition, it is a logical extension of urban type uses already
15 occurring to the west and the south of the Project and along the I-10 Freeway
16 corridor. This trend, which is largely driven by the good freeway access afforded by
17 Cherry Valley Boulevard and its interchange connection to the I-10 Freeway, is
18 discussed in RDEIR Section 4.2, Cumulative Setting, as well as Section 3.10, Land
19 Use and Planning. Because of this ongoing trend and the clear orientation of the
20 Project site to the I-10 Freeway corridor (approximately one-third mile from the I-
21 10 Freeway), a land use change is appropriate and consistent with this setting. The
22 Project will be compatible with the several uses and planned developments to be
23 located on the properties immediately surrounding the Project site, including the
24 Sunny-Cal Egg Ranch residential (“Sunny Cal”) project to the south, the residential
25 projects planned adjacent to the Project site to the east and southeast, the regional
26 commercial uses planned to the west, and the rural/open space area to the north. As
27 proposed, the Sunny-Cal project will include a substantial “buffer” to help reduce
28 the risks of unwanted impacts to its residents. These “buffers” include (1) providing

1 substantially larger lot sizes along Cherry Valley Boulevard (minimum lot sizes of
2 20,000 square feet); (2) including a 10- foot-high landscaped berm to be located on
3 the south side of Cherry Valley Boulevard; (3) orienting homes away from the north
4 side of Cherry Valley Boulevard, (4) including a minimum 50-foot-wide landscaped
5 buffer, and (5) adding a 5-foot wall atop the landscaped berm to help further screen
6 and reduce impacts between the Sunny-Cal property and all uses to its north,
7 including the Project site. Like the approved Sunny-Cal development, the Project
8 includes extensive measures to buffer potential impacts to and from nearby residents,
9 including providing robust landscaping between the Project buildings and Cherry
10 Valley Boulevard. The location, configuration, and design of the Project will allow
11 it to blend into the existing landscape. (RDEIR at 4-12). The two buildings would
12 be set back approximately 375 to 575 feet from Cherry Valley Boulevard;
13 approximately 300 feet from the east Project boundary; and approximately 400 feet
14 from the west Project boundary, allowing for generous buffers with extensive
15 landscaping, a berm, a meandering equestrian and pedestrian trail, and a five-foot-
16 wide meandering sidewalk, separated by a three-railed fence. Given the number of
17 buffering features proposed by both the Sunny-Cal project and the San Gorgonio
18 Crossings Project, no building or structure between the two projects is expected to
19 be closer than 600 feet in distance, providing substantial open space between the two
20 projects and thereby ensuring minimal impacts between the two projects. Building 1
21 would be located approximately 29.8 feet above the centerline of Cherry Valley
22 Boulevard, and Building 2 would be located approximately 48.3 feet below the
23 centerline of Cherry Valley Boulevard. Although the Project's buildings rise 41 feet
24 in height, neither would be visible from motorists or pedestrians traveling along
25 Cherry Valley Boulevard, as their lines of sight would be directed above the building.
26 A berm, water tower, barn, and landscaping would further screen views of the
27 buildings. The Project site would not be visible from the residents located north of
28 the site. The proposed buildings would not break the ridgeline silhouette of the hills

1 behind them to the north. All of these factors, combined with the proposed tree
2 planting and other landscape and screening elements, will make the Project visually
3 unobtrusive and in accordance with the existing visual characteristics of the
4 surrounding areas. With respect to the largely undeveloped areas to the east and south
5 of the Project site, potential impacts that could affect land use compatibility have
6 been addressed in other sections of the RDEIR. These include aesthetics, agricultural
7 resources, noise, hazards, population and housing, and local air quality impacts, all
8 of which have been evaluated in the respective sections of the RDEIR and have been
9 found to be less than significant, or less than significant with mitigation. For
10 example, the east side of Building 2 has been specifically designed so that it does not
11 include any bay doors or loading areas. As a result, this area of the Project site will
12 not create significant impacts on the easterly residential uses in terms of truck
13 activity, noise, odors, visual impacts, or up-lighting. Additionally, the area between
14 Building 2 and the eastern property boundary will primarily include employee
15 parking, employee car circulation, a generously landscaped slope, and two 1-million-
16 gallon water tanks, all of which are lower-intensity uses commonly found near
17 residential uses. The design and development of the Project site with the uses
18 proposed will not restrict or constrain the existing land uses, or future land uses
19 allowed by current zoning or general plan land use designations. As detailed in
20 **RDEIR Table 3.10-3**, the Project is consistent with all County of Riverside General
21 Plan land use policies, and as shown in **RDEIR Table 3.10-4**, the proposed Project
22 is consistent with those City of Calimesa General Plan policies relevant to storm
23 drainage and flood control infrastructure. The Project is also consistent with the
24 Cherry Valley Gateway Policy Area policies of preserving open space and providing
25 an “entrance” feature that evokes the rural identity of the community, by preserving
26 approximately 84.8 acres of the Project site as natural open space, and providing
27 western and agricultural architectural elements such as decorative barn and water
28 tower features. Other development projects would also be required to demonstrate

1 consistency with applicable General Plan, Zoning and Municipal Code requirements,
2 and provide mitigation as necessary to avoid any significant land use impacts or
3 incompatibility with adjoining land uses. Consequently, as addressed, the Project's
4 individual impacts related to land use and planning will be less than significant, and
5 the Project will be consistent with all applicable land use plans, policies, and
6 regulations established by the County and other relevant local, regional, and state
7 agencies. Additionally, other related cumulative projects would similarly be
8 required to comply with all applicable standards that are intended to address and
9 reduce land use and planning impacts. These other related cumulative projects would
10 also be required to comply with all applicable land use plans, policies, and
11 regulations, including those goals and policies set forth in the County's General Plan
12 and the County's Municipal Code. Therefore, the Project's contribution to impacts
13 associated with land use and planning are not considered cumulatively considerable,
14 and cumulative land use and planning impacts as a whole would be less than
15 significant. (RDEIR at 4-12).

16 **K. Mineral Resources.**

17 **Cumulative Impact Finding:** Not cumulatively considerable.

18 The County's General Plan does not identify any significant mineral resources on the
19 Project site or in the Project vicinity. Other future development projects would be
20 required to evaluate impacts on mineral resources and provide mitigation where
21 necessary. Therefore, the Project, in conjunction with other projects, would not result
22 in cumulatively significant impacts to mineral resources. (RDEIR at 4-14).

23 **L. Noise.**

24 **Cumulative Impact Finding:** Not cumulatively considerable.

25 As discussed in Section 5.2 of the Noise Report and RDEIR Section 3.12, operation
26 of the Project would not create any significant stationary noise impacts above
27 existing levels, nor would they exceed residential noise standards; therefore,
28

1 stationary noise impacts would not be cumulatively significant. Construction
2 activities associated with the proposed Project have the potential to result in
3 substantial sources of noise. As discussed in RDEIR Section 3.12, Noise, the
4 construction activities for the proposed Project could potentially exceed the noise
5 thresholds for certain receivers. Mitigation is proposed that would require the
6 contractor to implement various sound control measures, including limitation of
7 construction hours and using noise attenuation devices on heavy equipment.
8 Implementation of these mitigation measures would reduce Project impacts to a less
9 than significant level. Other planned and approved projects would be required to
10 evaluate construction noise impacts and implement mitigation, if necessary, to
11 minimize noise impacts pursuant to local regulations. In addition, the timing of
12 construction activities associated with other development projects would overlap
13 minimally, if at all, with the proposed Project. Furthermore, because noise is a highly
14 localized phenomenon, even if construction activities did overlap in time with the
15 proposed Project, distance would diminish any additive effects. Construction noise
16 would generally be limited to daytime hours and would be short-term in duration.
17 Therefore, it is reasonable to conclude that construction noise from the proposed
18 Project would not combine with noise from other development projects to cause
19 cumulatively significant noise impacts. The proposed Project's construction and
20 operational vibration levels would not exceed annoyance thresholds. Because
21 vibration is a highly localized phenomenon, there would be no possibility for
22 vibration associated with the Project to combine with vibration from other projects
23 because of their distances from the project site. Therefore, the proposed Project
24 would not contribute to or result in a cumulatively significant vibration impact.
25 **(RDEIR at 4-14)**. The cumulative roadway noise impacts were calculated in the
26 Project-specific noise analysis for the year 2040 scenarios (as shown in RDEIR
27 Appendix H, Noise Impact Analysis). The 2040 scenarios are based on the Traffic
28 Study, which included traffic that is expected to be generated by cumulative projects.

1 The highest increase attributable to Project-related traffic, 1.6 dBA, is found on the
2 road segment of Cherry Valley Boulevard–Driveway 1 to Street 2. As the noise level
3 generated along this segment is less than 3 dBA, the impacts are considered less than
4 cumulatively considerable, and thus a less than significant cumulative roadway noise
5 impact for the year 2040 Project conditions would occur. Moreover, stationary noise
6 and transportation noise are localized phenomena, and there is very limited potential
7 for other projects to contribute to cumulative noise impacts beyond transportation-
8 related noise, which would not be cumulatively significant. As such, the proposed
9 Project, in conjunction with other projects, would not make a cumulatively
10 considerable contribution to any permanent increase in ambient noise levels in the
11 Project vicinity. **(RDEIR at 4-12).**

12 **M. Population and Housing.**

13 **Cumulative Impact Finding:** Not cumulatively considerable.

14 The Project's creation of temporary and permanent jobs is not anticipated to have a
15 significant impact regarding a demand for additional housing, because it is
16 anticipated that a large portion of the permanent jobs created would be filled by
17 persons already living in the Project area, due to current high rates of unemployment.
18 Other planned and approved projects would be required to evaluate the potential for
19 growth inducement and, if necessary, to mitigate such impacts. Therefore, the
20 Project, in conjunction with other projects, would not result in a cumulatively
21 significant impact related to population and housing. **(RDEIR at 4-15).**

22 **N. Public Services.**

23 **Cumulative Impact Finding:** Not cumulatively considerable.

24 The Project would not create any significant impacts with respect to public services.
25 The Project would not substantially increase the need for new or expanded facilities
26 for fire, police, schools, and other public facilities. In addition, the Project would pay
27 into established development impact fee programs to offset incremental increases in
28 demand for fire, police, and school facilities from the Project. According to the

1 provided statistics (refer to RDEIR Section 3.14), none of the engines/truck(s)
2 required would be able to reach the site in under 6 minutes and 30 seconds, and would
3 therefore not meet the suburban response time goal. This existing response time
4 deficit would exist even without development of the Project. Thus, the Project would
5 potentially contribute to existing cumulative impacts to response times within the
6 area. The Project would impact RCFD's ability to provide an acceptable level of
7 emergency services, which will be most effectively addressed through the
8 Applicant's required participation in the County's development impact fee program.
9 Participation in development impact fees typically provides the flexibility necessary
10 to RCFD to determine what capital expenditures/assets (e.g., new station, engine,
11 equipment, etc.) are best suited to maintain acceptable service. Based on the
12 Project's planned 1,823,760 square feet, the Project would be assessed
13 approximately \$291,743 in development impact fees. **(RDEIR at 4-15)**. Payment of
14 these fees is mandatory and is therefore not included as mitigation. The Project will
15 be required to pay its "fair share" contribution into the County's development impact
16 fee program. Fire Mitigation Fees are estimated at approximately \$455,940, but
17 would ultimately be finalized during the land development review process by RCFD
18 Emergency Services Engineering and Planning Staff located at TLMA Permit
19 Assistance Centers. Total Project fees related to fire protection and related
20 infrastructure would be approximately \$747,683. Based on the adopted Riverside
21 County Fire Protection Master Plan, one new fire station and/or engine company is
22 recommended for every 2,000 new dwelling units and/or 3.5 million square feet of
23 commercial/industrial occupancy. The Project's square footage would not meet this
24 threshold (as it is less than 3.5 million square feet) and therefore would not trigger
25 the need to create new or physical altered fire protection facilities, based on County
26 standards. The Project will be developed in conformance with all applicable RCFD
27 and building code standards to meet fire flow/pressure requirements and emergency
28 access requirements. The two buildings would include internal sprinkler systems.

1 Thus, the Project is anticipated to generate an incremental increase for fire and
2 emergency service. However, any Project impacts that could contribute to the
3 existing need for improvements to fire and emergency services would be alleviated
4 through the Project's fair-share contribution of development impact fees and
5 mitigation fees. The Applicant would be required to pay such fees prior to the
6 issuance of occupancy permits. Should the RCFD ultimately establish additional
7 facilities to alleviate the existing response time deficit, appropriate environmental
8 analysis as required by state law would be required. Located approximately 2.65
9 miles from the Project site, Station 21 (Calimesa) at 906 Park Avenue, Calimesa,
10 California, 92320 is the nearest station with a total response time of 7 minutes and 5
11 seconds (7:05), and therefore does not meeting the response time standard for a
12 "suburban" land use as defined by RCFD. Station 2/Truck 2 in Moreno Valley would
13 have a response time of 21 minutes and 50 seconds, which would not meet the
14 response time standard for a "suburban" land use. The Project will be designed to
15 meet safety equipment standards, adequate emergency access, fire hydrants, water
16 flows in compliance with the RCFD, and the payment of all applicable development
17 impact fees. (RDEIR at 4-16). The Project will be required to pay its "fair share"
18 contribution into the County's development impact fee. Fire Mitigation Fees are
19 estimated at approximately \$455,940, but would ultimately be finalized during the
20 land development review process by RCFD Emergency Services Engineering and
21 Planning Staff located at TLMA Permit Assistance Centers. Total Project fees related
22 to fire protection and related infrastructure would be approximately \$747,683. The
23 Applicant would be required to submit payment of such fees prior to issuance of
24 occupancy permits. The Project would also facilitate the construction of—or provide
25 substantial fair share funding for— interim improvements at the Cherry Valley
26 Boulevard/I-10 interchange, which would improve existing traffic conditions and
27 further alleviate existing and future response time deficits. Other future development
28 projects would also increase demands for fire protection, police protection, schools,

1 and library facilities. Similar to the Project, these projects would be required to pay
2 development impact fees to offset incremental increases in service demand or
3 provide additional mitigation as required. Therefore, the Project, in conjunction with
4 other future development projects, would not have cumulatively significant impacts
5 related to public services, with the required payment of development impact fees.
6 **(RDEIR at 4-17).**

7 **O. Recreation.**

8 **Cumulative Impact Finding:** Not cumulatively considerable.

9 There is a potential for the Project to draw new residents to the area. Although the
10 exact number is speculative, the increase is not expected to substantially increase
11 demands on existing neighborhood or regional parks or other recreational facilities.
12 The Project does not provide on-site recreation amenities. Most of the new
13 employment positions generated by the Project would be filled by individuals already
14 residing in the region, who would already be utilizing existing recreation facilities.
15 Furthermore, other planned and approved projects would be required to mitigate for
16 potential impacts to recreational facilities, such as through dedication of parkland or
17 payment of in lieu fees pursuant to County of Riverside requirements. Therefore, the
18 Project, in conjunction with other projects, would not have a cumulatively significant
19 impact related to parks and recreation facilities. **(RDEIR at 4-17).**

20 **P. Traffic and Circulation.**

21 **Cumulative Impact Finding:** Cumulatively considerable.

22 *Local Intersections*

23 The Project would contribute to unacceptable LOS at the following intersections under
24 Existing Plus Ambient Plus Cumulative (2018) conditions:

- 25 • Roberts Road/Cherry Valley Boulevard (AM and PM Peak Hours) LOS F
- 26 • Calimesa Boulevard/Cherry Valley Boulevard (AM and PM peak hours) LOS F
- 27 • Nancy Avenue/Cherry Valley Boulevard (AM Peak Hour only) LOS E

28 **(RDEIR at 4-17).**

1 Additionally, the Project would result in a cumulatively considerable contribution to the
2 cumulatively significant impacts at the following intersections, which are anticipated to
3 operate at an unacceptable LOS under Horizon Year (2040) without and with Project
4 conditions:

- 5 • Roberts Road/Cherry Valley Boulevard—(AM and PM Peak Hours) LOS F
- 6 • Calimesa Boulevard/Cherry Valley Boulevard—(AM and PM Peak Hours) LOS F
- 7 • Union Street/Cherry Valley Boulevard—(AM and PM Peak Hours) LOS F
- 8 • Nancy Avenue/Cherry Valley Boulevard—(AM and PM Peak Hours) LOS F
- 9 • Beaumont Avenue/Cherry Valley Boulevard—(AM and PM Peak Hours) LOS F
- 10 • Future Beckwith Avenue/Cherry Valley Boulevard—(AM and PM peak hours) LOS
11 F

12 Freeway Ramps

13 The Project would result in a cumulatively significant impact to the following freeway ramps
14 under the Existing Plus Ambient Plus Project (2018), Existing Plus Project Plus Ambient
15 Plus Cumulative (2018) and the Horizon Year (2040) scenarios:

16 Existing Plus Ambient Plus Project (2018)

- 17 • I-10 EB Ramps/Cherry Valley Boulevard (AM Peak Hours) LOS F
- 18 • I-10 WB Ramps/Cherry Valley Boulevard (PM Peak Hours) LOS F

19 Existing Plus Project Plus Ambient Plus Cumulative (2018)

- 20 • I-10 EB Ramps/Cherry Valley Boulevard (AM, PM Peak hours) LOS F
- 21 • I-10 WB Ramps/Cherry Valley Boulevard (AM, PM Peak hours) LOS F

22 Horizon Year (2040)

23 These ramp locations because are anticipated to operate at an unacceptable LOS under
24 Horizon Year (2040) Without Project conditions; therefore, the Project would contribute to
25 this cumulatively significant impact that would exist even without the Project under Horizon
26 Year 2040 conditions:

- 27 • I-10 Eastbound Ramps/Cherry Valley Boulevard—(AM, PM Peak hours) LOS F
- 28 • I-10 Westbound Ramps/Cherry Valley Boulevard—(AM, PM Peak hours) LOS F

1 Freeway Mainline Segments

2 There are 19 freeway mainline segments that are currently operating at an
3 unacceptable LOS under Existing traffic conditions and are anticipated to continue
4 to operate at unacceptable LOS through Horizon Year (2040) traffic conditions, even
5 without the Project. In addition, under Opening Year Cumulative (2018) conditions,
6 the project would result in a worsening of the LOS for an additional six segments, in
7 addition to the 19 segments that currently operate at an unacceptable LOS. As the
8 Project is expected to contribute peak-hour trips to the existing deficiencies on the
9 regional state highway system, the Project's incremental contribution to this impact
10 is considered cumulatively significant and unavoidable. (RDEIR at 4-18).
11 Mitigation may not fully mitigate these impacts because the County of Riverside and
12 the Project applicant have no control over the provision of timing of certain
13 improvements which are not within the jurisdiction of the County of Riverside and/or
14 are not specifically included within the TUMF or DIF fee programs at this time.
15 Therefore, these cumulative impacts are significant and unavoidable. (RDEIR at 4-
16 19).

17 **Q. Utilities and Service Systems.**

18 **Cumulative Impact Finding:** Not cumulatively considerable.

19 Water

20 The Project will be annexed into the Yucaipa Valley Water District (YVWD) service
21 area for provision of water and sewer service. The YVWD prepared a Water Supply
22 Analysis (Appendix G) for the Project, which estimated an average daily demand for
23 potable water at 42,840 gallons per day (gpd), or 15.5 million gallons per year. In
24 addition, the WSA estimated that the usage of recycled water for landscape irrigation
25 would be approximately 12.35 million gallons per year. The WSA was based on a
26 larger, previously proposed version of the Project with approximately 736,240 more
27 square feet of buildings on-site. Thus, the WSA is very conservative relative to the
28 currently proposed Project. Based on the currently proposed square footage, the

1 proposed Project's water usage is more accurately estimated at 8.99 million gallons
2 (27.58 acre feet per year) for outdoor uses, and 11.36 million gallons (34.86 acre feet
3 per year) for indoor uses, for a total of 20.35 million gallons per year (62.45 acre feet
4 per year). The WSA concluded that YVWD would have adequate potable and
5 recycled water to accommodate the Project, in addition to projected future demand
6 within the YVWD. In addition, Riverside County Ordinance No. 859, which requires
7 efficient use of water for landscaped areas, would further reduce the demand for
8 recycled water. Additionally, the Project would potentially provide water storage for
9 the local area by utilizing the proposed detention basins for groundwater recharge.
10 Furthermore, the Project will provide a concrete pad for the potential future
11 construction of two 1-million-gallon YVWD reservoirs in order to provide the
12 YVWD with additional storage capacity. The two water tanks potentially would be
13 located on the eastern side of the Project site, and would not be utilized by the Project.
14 Other cumulative development projects would also be required to demonstrate that
15 potable water supply sources are available, and these projects may also be required
16 to implement water conservation measures. Based upon the findings of the WSA and
17 the system improvements that would be provided by the Project for the two new
18 reservoirs, cumulative impacts to potable water supply would be less than significant.
19 **(RDEIR at 4-19).**

20 Wastewater

21 Currently, an average of approximately 4 million gallons per day of wastewater is
22 treated by the YVWD's Henry N. Wochholz Regional Water Reclamation Facility,
23 which has a current capacity of 8 million gallons per day. The estimated wastewater
24 generation of the Project is 10,000 gallons per day, or 0.25 percent based on the
25 WSA, which was calculated for a much larger project with approximately 736,240
26 more square feet than is currently proposed. Other projects within the Project area
27 would also be required to demonstrate that adequate wastewater collection and
28 treatment capacity would be available. The Project, in conjunction with other future

1 development projects, would not result in cumulatively significant impacts related to
2 wastewater, as there is available capacity to meet current and future wastewater
3 needs. **(RDEIR at 4-19 to 4-20).**

4 Storm Drainage

5 The Project would create impervious surfaces on the Project site, but it is not
6 anticipated to significantly increase the quantity of runoff from the site compared
7 with pre-Project conditions and, therefore, would not increase storm drainage needs.
8 The Project will not substantially increase the rate or amount of surface runoff or
9 result in flooding; either on-site or off-site, and Project runoff will not exceed the
10 capacity of existing or planned storm water drainage systems. Other projects within
11 the Project area would likewise be required to install storm drainage infrastructure
12 that is designed to detain runoff during peak storm events and prevent downstream
13 flooding, pursuant to a County-approved WQMP or SWPPP. Therefore, the Project,
14 in conjunction with other future development projects, would not result in
15 cumulatively significant impacts related to storm drainage. **(RDEIR at 4-20).**

16 Solid Waste

17 The Project is estimated to generate a total of approximately 3,547.2 tons of solid
18 waste during construction. During operation, the Project would generate
19 approximately 4.7 tons on a daily basis and approximately 1,714 tons on an annual
20 basis. Landfill capacity in the region is available to serve the Project, as well as other
21 planned projects, through 2021 and 2024 for the Lamb Canyon and Badlands
22 Sanitary landfills, respectively. Regional landfill capacity would be available to
23 accommodate this amount of solid waste (each landfill has a remaining capacity of
24 over 14,000,000 cubic yards). Additionally, based on correspondence from CR&R
25 Inc., the operator of both landfills, the Project should have no substantial impact on
26 the expected closure of the Lamb Canyon Landfill. Thus, the Project is anticipated
27 to have a less than significant impact regarding operational waste disposal because
28 there is adequate regional landfill capacity to meet the disposal needs of the Project.

1 Therefore, the Project, in conjunction with other future development projects, would
2 not result in cumulatively significant impacts related to solid waste. (RDEIR at 4-
3 20).

4 Energy

5 The Project, in conjunction with future development in the Southern California
6 Edison (SCE) and Sempra Utilities (Sempra) service area, would increase demand
7 for electricity and natural gas. SCE confirmed that the Project is located in SCE
8 service territory and that SCE will serve the Project's electrical requirements in
9 compliance with California Public Utilities Commission and Federal Energy
10 Regulatory Commission tariffs. Likewise, the Southern California Gas Company
11 (SCGC) would provide natural gas service to the Project, and does not anticipate the
12 need for new or expanded facilities to meet the service demands of the Project. In
13 addition, the Project and other future projects would be required to implement
14 energy-efficient measures in accordance with the most recent Title 24 standards to
15 reduce energy demand. Therefore, the Project, in conjunction with other future
16 development projects, would not result in cumulatively significant impacts related to
17 energy. (RDEIR at 4-20).

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
19 alternatives identified in RDEIR No. 534 in light of the environmental impacts which cannot be avoided or
20 substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives,
21 as failing to reduce or avoid the Project's significant impacts or as infeasible for the reasons hereinafter
22 stated:

- 23 A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines section
24 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or
25 location. Section 15126.6(a) places special emphasis on focusing the discussion on
26 alternatives which provide opportunities for eliminating any significant adverse
27 environmental impacts, or reducing them to a level of insignificance, even if the alternative
28 would impede to some degree the attainment of the project objectives, or would be more

1 costly. In this regard, the EIR must identify an environmentally superior alternative among
2 the other alternatives. As with cumulative impacts, the discussion of alternatives is governed
3 by the “rule of reason.” The EIR need not consider an alternative whose effect cannot be
4 reasonably ascertained, or does not contribute to an informed decision-making and public
5 participation process. The range of alternatives is defined by those alternatives, which could
6 feasibly attain the objectives of the project. As directed by State CEQA Guidelines section
7 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish
8 most of the basic objectives of the project.

9 B. The Project has been developed to achieve the following objectives:

- 10 • **OBJ-1:** Provide an industrial park that supports regional warehouse distribution and
11 logistics tenants which benefit from the strategic location located in close proximity
12 to the I-10 Freeway.
- 13 • **OBJ-2:** Provide local employment and economic opportunities for residents of
14 Cherry Valley and neighboring cities that would help reduce commute times and
15 associated air pollution, in accordance with Riverside County 2015 General Plan
16 Policies LU 8.12, LU 11.1 and AQ 8.2.
- 17 • **OBJ-3:** Provide new development that would assist the County in obtaining fiscal
18 balance in the years and decades ahead through increased tax revenues.
- 19 • **OBJ-4:** Provide convenient freeway access to trucks that would use the warehouse
20 distribution facilities in a manner that limits truck traffic disruption to residential
21 areas within Cherry Valley and neighboring cities.
- 22 • **OBJ-5:** Locate industrial uses near existing roadways and freeways to reduce traffic
23 congestion and air pollutant emissions.
- 24 • **OBJ-6:** Facilitate goods movement for the benefit of local, regional, statewide and
25 nationwide economic growth.
- 26 • **OBJ-7:** Provide for a reasonable return on investment needed to develop the Project.

- 1 • **OBJ-8:** Create a high-quality design warehouse complex that maximizes the use of
2 a site and promotes the efficient use of land while still providing natural open space
3 consistent with the rural identity of the community.
- 4 • **OBJ-9:** Develop and operate a facility supporting regional warehouse distribution
5 and logistics tenants that meets industry standards for operational design criteria.

6 These Project objectives (**RDEIR at 2-24**) were defined consistent with the development
7 proposal for this location. As directed in State CEQA Guidelines section 15126.6(a), an EIR
8 shall include alternatives to the project that could avoid or substantially reduce one or more
9 of the significant effects. Because not all significant effects can be substantially reduced to
10 a less-than-significant level, either by adoption of mitigation measures, Project Design
11 Features, existing regulations, or by standard conditions of approval, the following section
12 considers the feasibility of the Project alternatives as compared to the proposed Project. As
13 explained below, these findings describe and reject, for reasons documented in the Final EIR
14 No. 534 and summarized below, each one of the Project alternatives. The evidence
15 supporting these findings is presented in Chapter 5, *Alternatives*, of the RDEIR and
16 elsewhere in the administrative record as a whole.

17 C. Alternative 1: No Project Alternative -No Build Alternative

- 18 1. This alternative evaluated the environmental impacts resulting from a hypothetical
19 continuance of the existing land uses, under which the Project site would remain
20 vacant and no development would occur.
- 21 2. With respect to the No Project Alternative-No Build Alternative, Project objectives
22 are not attained because no development is included as a part of this alternative. With
23 respect to the significant unavoidable impacts of the Project, this alternative would
24 avoid all the unavoidable significant impacts of the Project; however, it would not
25 generate substantial benefits to the County and local economy, by providing new
26 jobs and additional tax revenues. None of the Project objectives would be met under
27 this alternative.

1 3. The Board of Supervisors rejects as infeasible Alternative 1, the No Project
2 Alternative-No Build Alternative on the following ground, which individually
3 provides sufficient justification for rejection of this alternative: (1) Alternative 1 fails
4 to meet any of the Project objectives. Therefore, Alternative 1 is eliminated from
5 further consideration.

6 D. Alternative 2: No Project—Cherry Valley Gateway Policy Area Specific Plan (CVGPA SP)

7 Alternative

8 1. This alternative would involve development of the Project site with 216 single-
9 family homes on 110 acres, in the following configurations and under the following,
10 existing General Plan land use designations:

- 11 • Rural Mountainous: 1 custom lot/unit
- 12 • Very Low Density Residential (VLDR): 39 custom lots/units
- 13 • Low Density Residential (LDR): 176 units (7,000 sf lot minimum)

14 Internal street, sidewalk, and utility improvements would also be installed under the No
15 Project-CVGPA SP Alternative. The majority of the site is currently designated as
16 Very Low Density Residential (VLDR), while a small portion of the site
17 (approximately 20 percent) is designated as Rural Mountainous (RM). Single-family
18 residential uses with a minimum 10-acre lot size are allowed under the RM land use
19 designation, and single-family residential uses with minimum 1 to 2 acre lot sizes are
20 allowed under the VLDR land use designation. The site is zoned Controlled
21 Development Area (W-2), which allows for single-family residential uses consisting
22 of lot sizes no less than 20,000 square feet, with a minimum average lot width of 100
23 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area
24 and dimensions are specified for a particular area or use. Therefore, the 176 proposed
25 7,000 square foot LDR lots under this alternative would not strictly comply with the
26 current General Plan or zoning designations of the site, and a General Plan
27 Amendment and Zone Change would be required in order to achieve compliance.
28 However, this alternative also considers the requirements of the Pass Area Plan

1 Cherry Valley Gateway Policy Area, which states that “Higher densities may be
2 allowed through a general plan amendment provided such development meets the
3 goals of the policy area.” Policy PAP 4.1 states: “Clustering of dwelling units and
4 lots is encouraged in order to preserve open space areas.”

5 2. With respect to the No Project-CVGPA SP alternative, No Project—CVGPA
6 Alternative would result in similar impacts related to Agriculture and Forestry
7 Resources, Biological Resources, Cultural Resources, Hazards and Hazardous
8 Materials, Land Use and Planning, and Mineral Resources as the proposed Project.
9 The No Project—CVGPA SP Alternative would result in greater impacts to
10 Aesthetics, Geology and Soils, Population and Housing, Public Services, Recreation,
11 and Utilities and Service Systems than the proposed Project, although impacts would
12 likely remain less than significant with mitigation, similar to the Project. The No
13 Project—CVGPA SP Alternative would result in fewer impacts related to Air
14 Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, and
15 Traffic. However, the No Project—CVGPA SP Alternative would not eliminate the
16 significant and unavoidable traffic impacts that would occur under the proposed
17 Project. Furthermore, this alternative does not achieve any of the objectives of the
18 Project, and would not generate substantial benefits to the County and local
19 economy, by providing new jobs and additional tax revenues.

20 3. The Board of Supervisors rejects as infeasible Alternative 2, the No Project--CVGPA
21 SP Alternative, on the following grounds, each of which individually provides
22 sufficient justification for rejection of this alternative: (1) Alternative 2 fails to meet
23 any of the Project objectives and would not generate substantial benefits to the
24 County and local economy; and (2) Alternative 2 would not avoid the significant and
25 unavoidable traffic impacts that would occur under the proposed Project. Therefore,
26 Alternative 2 is eliminated from further consideration.

27 E. Alternative 3: Residential Alternative

1 1. Implementation of the Residential Alternative would involve the construction of 792
2 dwelling units on 140 acres, in the following configurations:

- 3 • VLDR: 30 custom lots/units
- 4 • LDR: 110 lots/units (minimum 7,000 sf lots)
- 5 • Medium Density Residential (MDR): 191 (minimum 4,500 sf lots)
- 6 • High Density Residential (HDR): 221 townhomes
- 7 • Very High Density Residential (VHDR): 240 apartments

8 Internal street and sidewalk improvements would also be installed under the
9 Residential Alternative. Two park/open space areas would be provided under the
10 Residential Alternative, consisting of 3 acres towards the west of the site near the
11 proposed townhomes, and 2.2 acres near the southeastern portion of the site. A
12 private recreation area would also be provided for the proposed apartments. The
13 majority of the site is designated as Very Low Density Residential (VLDR), while a
14 small portion of the site (approximately 20 percent) is designated as Rural
15 Mountainous (RM). Single-family residential uses with a minimum 10-acre lot size
16 are allowed under the RM land use designation, and single-family residential uses
17 with a minimum 1 to 2 acre lot sizes are allowed under the VLDR land use
18 designation. The site is zoned Controlled Development Area (W-2), which allows
19 for single-family residential uses consisting of lot sizes no less than 20,000 square
20 feet, with a minimum average lot width of 100 feet and a minimum average lot depth
21 of 150 feet, unless larger minimum lot area and dimensions are specified for a
22 particular area or use. Therefore, the Residential Alternative would involve
23 development of the project site at a unit yield that would exceed what is permitted
24 under the existing zoning and General Plan Land Use Designations of VLDR and
25 RM, and a General Plan Amendment and Zone Change would be required in order
26 to achieve consistency. This alternative was analyzed based on the surrounding
27 development patterns of the area and the feasibility restraints discussed under the No
28 Project—CVGPA SP Alternative, above. As depicted in RDEIR Table 4-1:

1 Cumulative Projects, several other larger scale residential projects have been
2 approved for implementation. Examples include the Sunny-Cal Egg Ranch project
3 to the south (497 dwelling units) and the residential projects planned adjacent to the
4 Project site to the east and southeast. More specifically, and discussed in greater
5 detail in RDEIR Table 4-1 and Exhibit 4-1, additional projects in the vicinity include
6 the Heartland project consisting of 988 dwelling units and 126,000 square feet of
7 commercial uses; Noble Creek Vistas consisting of 648 dwelling units; the Sundance
8 project consisting of 4,716 dwelling units; Jack Rabbit Trails consisting of 2,000
9 dwelling units; and Potrero Creek Estates consisting of 700 dwelling units, among
10 many others. If the site is not ultimately developed as a warehouse or commercial
11 use, it is likely that the Project site would be developed for residential uses of various
12 densities. According to SCAG, unincorporated areas within the County of Riverside
13 have an average of 3.19 persons per household. Therefore, the 792 housing units
14 under the Residential Alternative could add an estimated 2,526 persons within the
15 Project area. **(RDEIR at 6-25).**

- 16 2. The Residential Alternative would result in similar significant adverse and
17 unavoidable impacts to Air Quality and Traffic as the Project, due to increased
18 vehicle trips. The remaining 14 issue areas under the Residential Alternative would
19 be less than significant, similar to the Project. When compared with the Project, five
20 areas would have greater (but still less than significant) impacts under the Residential
21 Alternative (in the areas of Geology and Soils, Population and Housing, Public
22 Services, Recreation, and Utilities and Service Systems); one area would have
23 fewer/reduced impacts compared with the Project (Hydrology and Water Quality),
24 and the remaining seven issue areas would have similar or equal impacts to the
25 Project. The Residential Alternative would not fully meet any of the Project
26 Objectives, because it would not involve the development of an industrial park in
27 support of regional warehouse distribution and logistics, and would not take
28 advantage of the proximity to the I-10 Freeway to facilitate efficient goods

1 movement. The Residential Alternative would also not improve the jobs-housing
2 balance in the Cherry Valley/Calimesa area because it would not create any new jobs,
3 and would not reduce commute times for residents. The Residential Alternative
4 would partially meet Objective 2, in that it would create temporary construction jobs
5 for the development of the single-family residences. The Residential Alternative may
6 also meet Objective 7 by providing for a reasonable return on investment, although
7 this is less certain given the current housing market, because the region is still
8 recovering from the relatively recent economic downturn that caused local housing
9 prices to drop sharply. The creation of new housing units is also less desirable than
10 warehousing uses, because of the current jobs-to-housing ratio. This ratio identifies
11 the number of jobs available in a given region compared with the number of housing
12 units in the same region. For example, a region with a jobs-to- housing factor of 1.5
13 would indicate that 1.5 jobs exist for every housing unit within that region. The
14 unincorporated area, on the other hand, shows a severe shortage of jobs with only
15 0.57 jobs per household in the western County and 0.77 jobs per household in the
16 eastern County in 2010, a decline from 2007 job-household ratios, likely due to the
17 economic recession and the incorporation of multiple cities where more of the jobs
18 are located. This is below the current SCAG standard of 1.0 to 1.29 jobs for every
19 household to be balanced, which means the creation of new housing units will only
20 further contribute to this imbalance.

- 21 3. The Board of Supervisors rejects as infeasible Alternative 3, the Residential
22 Alternative, on the following grounds, each of which individually provides sufficient
23 justification for rejection of this alternative: (1) Alternative 3 would not fully meet
24 any of the Project Objectives; and (2) Alternative 3 does not eliminate any of the
25 significant impacts of the proposed Project. Therefore, Alternative 3 is eliminated
26 from further consideration.

27 F. Alternative 4: Reduced Intensity Alternative.
28

- 1 1. Under the Reduced Intensity Alternative, the proposed development of the site would
2 be scaled down by reducing the building square footage development footprint. The
3 Reduced Intensity Alternative would develop two equally sized buildings of
4 approximately 651,266 square feet, for a total floor area of 1,302,532 square feet, or
5 a 30 percent reduction in building floor area. In addition, on-site parking and truck
6 loading areas would be proportionally reduced as part of the Reduced Intensity
7 Alternative. This alternative assumes that access to the site would be identical to the
8 Project, with access points provided off Cherry Valley Boulevard.
- 9 2. Because of the 30 percent reduction in building area, the impacts under the Reduced
10 Intensity Alternative would be less than the Project for many issue areas. However,
11 potential impacts with respect to transportation and traffic and air quality would
12 remain significant and unavoidable under this alternative, similar to the Project.
13 Although the Reduced Intensity Alternative's operational emissions would not
14 exceed the SCAQMD significance threshold for ROG, it would still exceed
15 SCAQMD significance threshold for operational NOx emissions. Therefore,
16 implementation of the Reduced Intensity Alternative will still result in an exceedance
17 of operational emission thresholds for NOx.
- 18 3. Impacts on transportation and traffic would be reduced under the Reduced Intensity
19 Alternative. The buildable area of the site that would be occupied by the Project
20 would be reduced by approximately 30 percent, and would result in a commensurate
21 reduction in vehicle trips, for 3,433 net passenger car equivalent (PCE) trips per day
22 compared with the 4,905 daily PCE trips that would be generated by the Project.
23 Regardless, while the Reduced Intensity Alternative would create fewer trips, it
24 would also be required to provide mitigation measures similar to the Project. Based
25 on input from the County of Riverside Transportation Department, the Reduced
26 Intensity Alternative could accommodate a loop road, thereby providing improved
27 internal circulation and additional left-turn access from Cherry Valley Boulevard.

1 Despite generating fewer trips, the Reduced Intensity Alternative would ultimately have
2 cumulatively significant and unavoidable impacts (albeit somewhat lesser than under
3 the Project) for the I-10 Freeway mainline, on- and off-ramps at Cherry Valley
4 Boulevard, and other impacted intersections. This is due to the fact that these impacts
5 would occur under 2018 Existing Plus Ambient Plus Project and 2018 Existing Plus
6 Ambient Plus Project Plus Cumulative and Horizon Year 2040 conditions, even
7 without the Project. Therefore, the Reduced Intensity Alternative would also result
8 in cumulatively significant and unavoidable traffic impacts similar to the Project,
9 although these impacts would be somewhat reduced under the Reduced Intensity
10 Alternative.

11 4. This alternative does not meet all of the Project objectives to the same degree as the
12 Project. For example, Objective 2 calls for providing additional employment
13 opportunities to local residents of Cherry Valley and neighboring cities to provide
14 local economic opportunities and reduced commute times. The Reduced Intensity
15 Alternative would result in approximately 30 percent fewer jobs compared with the
16 Project, due to the corresponding reduction in size. In addition, Objective 3 calls for
17 providing new development that will assist the County in obtaining fiscal balance in
18 the years and decades ahead. The reduction in the size of the Project will limit the
19 attainment of this objective by generating less tax revenues. Ultimately,
20 implementation of the Reduced Intensity Alternative would reduce building sizes
21 compared with the Project, which narrows the range of warehouse tenants who could
22 potentially occupy the site. This reduction would limit the range of users to those
23 needing smaller square footage, because the Reduced Intensity Alternative would be
24 less attractive to tenants/end users who required larger spaces. This alternative would
25 meet Objective 4 and Objective 5, which relate to the location of the Project near the
26 freeway and how proper siting could reduce the potential for truck traffic within
27 residential areas and neighboring cities. It is unlikely, however, that this alternative
28 would be required or able to (based on the return on investment) to implement all of

1 the same traffic and air quality reduction strategies in place under the proposed
2 Project. Furthermore, the Reduced Intensity Alternative would meet Objective 6, in
3 that it would facilitate goods movement for local, regional, and nationwide economic
4 growth. However, the Reduced Intensity Alternative would not meet it to the same
5 extent as the Project, due to its smaller operational size. This may also limit the ability
6 of the Reduced Intensity Alternative to fully meet Objective 7, which is to generate
7 a reasonable return on the investment needed to develop the Project. Objective 8 also
8 calls for maximizing use of the site, a goal that would not be fully realized under the
9 Reduced Intensity Alternative due to the 30 percent reduction in building area. The
10 Reduced Intensity Alternative would meet Objective 9 as well, but to a lesser extent
11 because fewer design features may be feasible based on the return on the investment
12 for a smaller use. Lastly, the Reduced Intensity Alternative would not meaningfully
13 reduce any of the significant environmental impacts that would occur under the
14 Project despite the smaller building footprint, since grading and new construction
15 would be required under both scenarios.

- 16 5. The Board of Supervisors rejects as infeasible Alternative 4, the Reduced Intensity
17 Alternative, on the following grounds, each of which individually provides sufficient
18 justification for rejection of this alternative: (1) Alternative 4 would not meet the
19 Project Objectives to the same extent as the proposed Project; and (2) Alternative 4
20 does not eliminate any of the significant impacts of the proposed Project. Therefore,
21 Alternative 4 is eliminated from further consideration.

22 G. Alternative 5: Mixed Use/Business Park Alternative

- 23 1. This alternative would replace Building 1 under the proposed Project with 14 smaller
24 business park buildings, totaling 581,470 square feet. These buildings would consist
25 of flex-type or incubator one or two-story buildings served by a common roadway
26 system. The tenant spaces would be flexible and would be designed to lend
27 themselves to a variety of uses. The spaces may include offices, retail and wholesale
28 stores, restaurants, recreational areas and warehousing, manufacturing, light

1 industrial, or scientific research functions. Based on the average mix of tenants in
2 business park settings, it is estimated that 20 to 30 percent would consist of
3 office/commercial uses, and the remaining 70 to 80 percent would consist of a mix
4 of industrial warehousing, general office building, corporate headquarters, single-
5 tenant office building and research and development uses. The 1,012,760 square foot
6 Building 2 proposed under the Project would still be constructed, for a total of
7 1,594,230 square feet, or an approximately 13 percent reduction in building floor
8 area compared with the proposed Project. This alternative would occupy 152.76
9 gross acres. This alternative assumes that access to the site would be similar to the
10 proposed Project, with access points provided off Cherry Valley Boulevard.

- 11 2. The Mixed Use/Business Park Alternative would not eliminate any significant
12 adverse and unavoidable impacts compared with the Project, due to the need for site
13 grading and new construction on the site, and the increase in vehicle trips for the
14 Mixed Use/Business Park Alternative compared with the Project. In fact, due to the
15 increase in vehicle trips, it would result in a worsening of these impacts with respect
16 to air quality, greenhouse gas emissions and cumulative traffic impacts on the I-10
17 Freeway with respect to mainline segments and Cherry Valley Boulevard ramps. In
18 addition, the Mixed Use/Business Park Alternative, similar to the Project, would
19 exceed SCAQMD operational significance thresholds for ROG and NO_x criteria
20 pollutants. Although less than significant, the Mixed Use Business Park Alternative
21 would also generate greater GHG emissions than the proposed Project. This
22 alternative would not result in significant adverse and unavoidable impacts in any of
23 the 14 remaining issue areas, although it would result in increased impacts related to
24 noise, public services and utilities and service systems. The remaining 11 issue areas
25 would have impacts similar to the Project. The Mixed Use/Business Park Alternative
26 would likely meet three of the Project objectives: Objective 2 (provide additional
27 employment opportunities), Objective 3 (fiscal balance for the County) and
28 Objective 7 (reasonable return on investment). This alternative would also meet

1 Objectives 6 (facilitate goods movement), and 9 (regional logistics warehouse that
2 meets industry standards) but to a much lesser extent than the Project. Additionally,
3 although this alternative would locate industrial uses near existing roadways and
4 freeways (Objective 5), traffic and air pollutant emissions would actually increase
5 under the Mixed Use/Business Park Alternative and this objective cannot be met.
6 The Mixed Use/Business Park Alternative may provide more jobs than the Project
7 because of its office, research, and development components, although the exact
8 tenant mix is uncertain. In addition, fewer jobs would be available to adults with only
9 a high school education under the Mixed Use/Business Park Alternative than under
10 the Project. This is critical for the Pass Area and Riverside County, where it has been
11 estimated that approximately 45 percent of adults have a high school education or
12 less. This alternative would meet Objective 1 to a lesser degree than the proposed
13 Project, because the Mixed Use/Business Park Alternative would reduce the size of
14 the regional warehouse distribution and logistics component, and would not facilitate
15 efficient goods movement by taking advantage of the site's proximity to the I-10
16 Freeway to the same extent as the proposed Project. Objectives 4 and 5 would also
17 not be met to the same extent, which are to provide convenient freeway access in a
18 manner that limits truck traffic disruption to residential areas within Cherry Valley
19 and neighboring cities, and to locate industrial uses near existing roadways and
20 freeways to reduce traffic congestion and pollutant emissions. If the site were
21 partially developed for Mixed Use/Business Park uses, the opportunity to locate
22 industrial uses in this prime location near a major freeway would be reduced, and
23 traffic congestion and pollutant emissions would not be reduced.

- 24 3. The Board of Supervisors rejects as infeasible Alternative 5, the Mixed Use/Business
25 Park Alternative, on the following grounds, each of which individually provides
26 sufficient justification for rejection of this alternative: (1) Alternative 5 would meet
27 only three of the Project objectives (Objectives 2, 3 and 7), and would not meet the
28 other Project Objectives to the same extent as the proposed Project; and (2)

1 Alternative 5 does not eliminate any of the significant impacts of the proposed
2 Project, and in fact would worsen them by resulting in increased vehicle trips.
3 Therefore, Alternative 5 is eliminated from further consideration.

4 H. Environmentally Superior Alternative.

5 Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives
6 to a proposed Project shall identify an environmentally superior alternative among the
7 alternatives evaluated in an EIR. This issue is evaluated in Section 6.7 of the RDEIR. Here,
8 Alternative 1, the No Project Alternative is the environmentally superior alternative. Aside
9 from the No Project Alternative, the No Project—CVGPA SP Alternative is the
10 environmentally superior alternative. However, the No Project—CVGPA SP Alternative
11 fails to meet any of the Project objectives, would not generate substantial benefits to the
12 County and local economy; and would not avoid the significant and unavoidable traffic
13 impacts that would occur under the proposed Project.

14 The RDEIR also considered alternatives that were rejected from further analysis on grounds
15 they were infeasible. First, an alternative site location was considered in the RDEIR, but
16 then rejected from further analysis because the Project applicant does not own or control an
17 alternative site, and because no other site was deemed sufficient to support the Project, based
18 on considerations, such as size, configuration, and accessibility to the I-10 Freeway.
19 Similarly, a larger, 2.5 million square foot project was first considered, but then rejected
20 from further analysis after the applicant elected to redesign the Project to reduce
21 environmental impacts, improve compatibility with surrounding and future land uses, and
22 increase amenities, while still providing a feasible project that meets project objectives and
23 is economically feasible. No other reasonable and feasible alternatives were identified during
24 the environmental review process for consideration.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA
26 Guidelines section 15093, balanced the “economic, legal, social, technological, and other benefits” of the
27 Project, against the unavoidable adverse environmental effects described herein, and has determined that
28

1 each and every one of the following benefits individually outweigh and render acceptable each and every
2 one of those environmental effects:

- 3 A. The Project would place regional warehouse distribution and logistics uses in a strategic
4 location located in close proximity to the I-10 Freeway. This location allows efficient and
5 direct access by trucks that would visit the Project site, thereby reducing vehicle miles
6 traveled and associated emissions, and preventing the need for trucks to travel on local
7 roadways.
- 8 B. The Project would provide local employment and economic opportunities for residents of
9 Cherry Valley and neighboring cities, thereby serving to balance the jobs-to-housing ratio.
10 The Pass Area had an 11.5 percent unemployment rate in 2013, down from 17.6 percent in
11 2010. Additionally, the Pass Area's jobs-to-housing ratio is approximately 0.598, which
12 reflects the availability of local jobs for each occupied home in a community. The Pass Area
13 is far below the 1.102 ratio for the Inland Empire or the 1.168 ratio for all of Southern
14 California. The Project would create 577 temporary construction jobs and 748 permanent
15 jobs (including 507 permanent on-site full-time equivalent or "FTE" jobs and 241 off-site
16 indirect and induced jobs), many of which would be available to adults with only a high
17 school education. This is critical for the Pass Area and Riverside County, where it has been
18 estimated that approximately 45 percent of adults have a high school education or less. The
19 Project's job creation is estimated to generate \$31.9 million in annual labor income, and
20 \$67.9 million in annual economic output (including approximately \$42.6 million in direct
21 on-site output and approximately \$25.4 million in off-site indirect and induced industry
22 output).
- 23 C. The Project would assist the County in obtaining fiscal balance in the years and decades
24 ahead through increased property tax revenues. Specifically, the Project is estimated to
25 generate approximately \$463,300 annually in primary County fiscal revenues and
26 approximately \$212,100 in primary fiscal expenditures, yielding an annual net fiscal revenue
27 of approximately \$251,200. Project value at build-out and stabilization is estimated at
28 approximately \$106 million. The 30-year present value of the net fiscal impact generated by

1 the Project (discounted at 6.0%) is approximately \$3.9 million.

2 D. The Project will contribute over \$1 million in impact fire, police and school impact fees. The
3 Project will also contribute its fair share toward traffic improvements, that, once completed,
4 will significantly increase the capacity at the Cherry Valley Boulevard/I-10 Freeway ramps
5 such that even with the addition of Project traffic, delay and level of service will be improved
6 to better than current conditions.

7 E. The Project will maximize the use of a currently underutilized site and promote the efficient
8 use of land, while still providing natural open space consistent with the rural identity of the
9 community. The Project will permanently preserve and protect 84.8 acres of the Project site
10 as open space. The Project includes thoughtful design elements such as decorative fencing,
11 enhanced landscaping, water tower and barn features, and equestrian/pedestrian trails. The
12 Project site will feature an attractive design with earth-tone colors and ranch-inspired
13 architectural features.

14 F. The Project will include on-site trails that connect with existing trails in the northern portion
15 of the site, to contribute to the development of the City of Calimesa's trail system, thereby
16 improving regional hiking and recreational facilities. A Memorandum of Understanding has
17 been entered into for this purpose between the Project applicant and the Rivers and Land
18 Conservancy (formerly the Riverside Land Conservancy), to which these trails will be
19 donated and dedicated.

20 G. The project will establish roof top solar panels that would provide approximately 23 percent
21 of the project's power needs on-site. The Project will also be designed to achieve the
22 equivalency of Leadership in Energy and Environmental Design (LEED) Silver
23 Certification. LEED is an internationally recognized certification system that measures how
24 well a building or community performs across all the metrics that matter most: energy
25 savings, water efficiency, carbon dioxide emissions reduction, improved indoor
26 environmental quality, and stewardship of resources and sensitivity to their impacts. The
27 Project will comply with applicable requirements of LEED, and will therefore result in
28 reduced Project emissions, including from design considerations related to the building

1 envelope, HVAC, lighting, and power systems.

2 H. The Project will provide an easement and concrete pads for the future construction of
3 Yucaipa Valley Water District (YVWD) water storage tanks, each with a capacity of 1
4 million gallons. These water tanks would not serve the Project, but would serve other
5 properties within the YVWD service area, and would be considered a public benefit.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
7 section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to
8 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to
9 growth, taxes, community service facilities, or encourages other activities which cause significant
10 environmental effect. The discussion is as follows:

11 A. The proposed Project involves the development of an industrial land use in a predominantly
12 rural area of the unincorporated County of Riverside, and the construction of off-site water
13 and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard and the inclusion of
14 future water storage tanks for development by YVWD have the potential to induce growth.
15 However, this growth was already projected and accounted for by the 2015 RUWMP, which
16 indicates that the population for YVWD's service area is anticipated to increase from 44,745
17 in 2015 to 69,207 in 2045. Therefore, any potential growth is actually planned growth, not
18 new or "induced" growth. Further, the Project applicant would be responsible only for
19 installing the concrete pads for the water storage tanks. The YVWD would be responsible
20 for obtaining necessary approvals and conducting any necessary future environmental
21 review as the CEQA lead agency prior to the ultimate installation of the water tanks,
22 including analysis of growth-inducing impacts, to the extent that this water supply capacity
23 was not already accounted for by the 2015 RUWMP. The Project will be annexed into the
24 YVWD service area for provision of water and sewer service. According to Figure 12-1 of
25 the 2015 RUWMP, the Project site is located within the YVWD Sphere of Influence, and
26 therefore extension of water and sewer infrastructure in this area has already been anticipated
27 and would not serve to induce significant growth. The new public roadway that is proposed
28 to provide access to the Project buildings would also provide access to the four existing,

1 single-family residences located to the north of the Project site, but otherwise will not induce
2 growth. The main purposes of the roadway are to provide access to and between the Project
3 buildings, to accommodate the turning movements and stacking requirements of the truck-
4 trailer traffic, to provide a distinctive entrance to the Project site with a signalized
5 intersection, and to provide alternate access to the existing residences to the north. Other
6 roadway improvements are to reduce significant traffic impacts that would not be caused by
7 the Project alone, but by the Project in combination with ambient growth and cumulative
8 development, and therefore would merely accommodate existing and planned growth, rather
9 than induce new growth. In addition, the Project area is already in the process of transitioning
10 to higher-intensity uses, as discussed at **RDEIR 5-2 to 5-3**. Implementation of the Project
11 would not likely induce growth that is inconsistent with historic trends in the area, or
12 inconsistent with the policy of allowing higher densities with approval of a general plan
13 amendment, which will be part of the Project entitlements. (**See also Final EIR, Section 03-**
14 **00, Response to SIERRA-57**).

15 B. While there is vacant agricultural land and rural residential land in the vicinity of the Project
16 site, the proposed Project does not include any changes to the underlying land use
17 designations on off-site properties. Thus, any future development proposed on adjacent or
18 nearby lands would be required either to be consistent with the existing land use designations
19 or to apply for approvals to alter land use designations. No growth beyond that which is
20 provided for in the County and/or City land use policies and plans could occur without
21 subsequent review, including a separate environmental analysis, of land use policy. To
22 reiterate, any future development that might be proposed for the land in the vicinity of the
23 proposed Project would require subsequent environmental review, including review for
24 consistency with the General Plan. Similarly, any change in land use designations that might
25 be proposed for land in the vicinity of the Project would require subsequent environmental
26 review.

27 C. The Project would not construct new dwelling units and would not be directly growth-
28 inducing. Jobs created by the proposed Project are anticipated to be filled by the existing

1 local workforce, and therefore would not create the need for new housing. (RDEIR at 3.13-
2 7).

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

5 A. Land Use Element.

6 Analysis of applicable policies of the Land Use Element is presented throughout EIR No.
7 534, and concludes that the Project would not conflict with any applicable policy of the
8 General Plan Land Use Element. Furthermore, the proposed Project complies with all design
9 standards for the proposed land use designation and considers the unique characteristics and
10 features of the Project site and surrounding community. The proposed Project is consistent
11 with the General Plan Land Use Element, and is therefore consistent with the General Plan.

12 B. Circulation Element.

13 The Project will construct or contribute its fair share of the costs associated with the
14 improvement of roadways and certain intersections. The Project will implement mitigation
15 measures that address Project-specific and cumulative transportation and traffic impacts, and
16 based thereon, the Board of Supervisors finds that the Project is consistent with the General
17 Plan Circulation Element. All required improvements that are directly attributable to the
18 Project would be constructed as part of the Project, and fair share costs would be contributed
19 towards improvements to affected off-site roadways through payment of the TUMF, and the
20 County's Development Impact Fee. The proposed Project is consistent with the General
21 Plan Circulation Element, and is therefore consistent with the General Plan.

22 C. Multipurpose Open Space Element.

23 The Multipurpose Open Space Element of the General Plan describes an open space system
24 which includes methods for the acquisition, maintenance, and operation of a variety of open
25 spaces. The County's open spaces are utilized for visual relief, natural resources protection,
26 habitat protection, recreational uses, and protection from natural hazards for public health
27 and safety. The site is not within a MSHCP criteria cell, and is therefore not identified as
28 important for conservation. However, the Plan requires that a project must comply with the

1 MSHCP policies identified in Section 6 of the MSHCP. This Project must comply with the
2 following policies: (1) Riparian/Riverine Areas/Vernal Pools; (2) Narrow Endemic Plant
3 Species; and (3) appropriate surveys set forth in Sections 6.1.2 (Protection of Species
4 Associated with Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow
5 Endemic Plant Species), and 6.3.2 (Additional Survey Needs and Procedures).

6 Implementation of the Project will not result in cultural resource impacts (including
7 paleontological resources) that will exceed the established thresholds of significance.
8 Nonetheless, as part of mitigation for potential impacts to unknown cultural resources, all
9 ground-disturbing activities would be monitored. The proposed Project would not create
10 additional dwelling units or otherwise induce substantial population growth in the area, and
11 therefore would not result in any significant adverse impacts to the area recreation resources.
12 The proposed Project would preserve 84.8 acres of the Project site (36 percent) as open space
13 and is consistent with the General Plan's Multipurpose Open Space Element, and is therefore
14 consistent with the General Plan.

15 D. Safety Element.

16 The Project complies with all applicable building codes, County Ordinances, and State and
17 Federal laws. The Project complies with all applicable provisions of the Alquist-Priolo
18 Earthquake Fault Zoning Act, and as concluded by the Project geotechnical study, the Project
19 site is not subject to significant hazards associated with earthquake induced liquefaction,
20 landsliding, or settlement (assuming the implementation of mitigation). In addition, the
21 proposed Project would not be subject to significant flood or dam inundation. The Project
22 also would comply with all applicable standards for fire safety and be consistent with the
23 Riverside County Fire Protection Master Plan. Furthermore, the proposed Project would not
24 conflict with any disaster preparedness plans nor subject individuals to significant risk of
25 loss, injury, or death involving wildland fires, erosion, seismic activity, blowsand, or
26 flooding. The proposed Project is consistent with the General Plan Safety Element, and is
27 therefore consistent with the General Plan.

28 E. Noise Element.

1 The Project's operational stationary source impacts will not result in any significant adverse
2 noise impacts, with implementation of Mitigation Measure NOI-1. Likewise, all
3 construction noise impacts will be mitigated to less than significant with Mitigation
4 Measures NOI-4a to NOI-4e. All other Project-related noise impacts would be less than
5 significant. With implementation of the recommendations provided in the noise impact
6 analysis and the required mitigation measures, the Project would be consistent with the
7 General Plan Noise Element, and is therefore consistent with the General Plan.

8 F. Air Quality Element.

9 The Project-specific evaluation of emissions demonstrates that even after implementation of
10 the recommended mitigation measures, operation of the proposed Project would result in
11 emissions that exceed applicable SCAQMD regional air quality thresholds, including
12 reactive organic gases (ROG) and nitrogen oxides (NOx). No feasible mitigation measures
13 have been identified that would reduce these emissions to levels that are less-than-
14 significant. Thus, operational-source emissions are projected to result in an unavoidable
15 significant adverse impact with respect to ROG and NOx emissions. Exceedances of
16 applicable SCAQMD regional thresholds are considered significant and unavoidable.
17 Implementation of the mitigation measures and recommendations provided in Section 3.3 of
18 RDEIR No. 534, and in the air quality technical study, would ensure that the proposed
19 Project would be consistent with the Air Quality Element and General Plan, by reducing
20 potential air emissions to the lowest achievable level.

21 G. Housing Element.

22 The purpose of the General Plan Housing Element is to meet the needs of existing and future
23 residents in Riverside County through the establishment of policies to guide County
24 decision-making and to establish an action plan to meet the County's housing goals in the
25 next seven years. The proposed Project would not construct new dwellings and would not
26 induce substantial population growth in the area. The Project and the new jobs it would
27 create would help balance the housing/jobs ratio in the area, and the Project would be
28 consistent with the General Plan Housing Element and General Plan.

1 H. Administration Element.

2 The Administration Element contains information regarding the structure of the General
3 Plan as well as general planning principles and a statement regarding the vision for Riverside
4 County. The General Plan Amendment proposed by the Project would be consistent with
5 the Administration Element policies governing Entitlement/Policy Amendments, as the
6 proposed Project would help to achieve the purposes of the General Plan through compliance
7 with applicable General Plan policies.

8 I. Healthy Communities Element.

9 The Healthy Communities Element provides a framework for translating the General Plan
10 vision for a healthy Riverside County into reality by identifying policies to achieve that
11 vision. The Healthy Communities Element addresses areas where public health and
12 planning intersect, including transportation and active living, access to health care, mental
13 health, quality of life, and environmental health. The Project would be consistent with the
14 Healthy Communities Element policies governing Overall Health, Land Use and
15 Community Design, Transportation System, Social Capital, Complete Communities, Parks,
16 Trails, and Open Space, as the proposed Project would help to achieve the purposes of the
17 General Plan through compliance with applicable General Plan policies.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses,
19 pursuant to State CEQA Guidelines sections 15126(c) and 15126.2(c), significant irreversible
20 environmental changes and provides in **RDEIR Section 5**, the following:

21 A. An "Energy Analysis" of the proposed Project was prepared and is included in Section 5.5
22 of the RDEIR.

23 B. The following summary of findings relating to energy use and efficiency, was provided in
24 the analysis in the **RDEIR at pages 5-7 through 5-12**. For new development such as that
25 proposed, compliance with California Title 24 energy efficiency requirements is considered
26 to demonstrate evidence of efficient use of energy. As discussed in the Energy Analysis, the
27 proposed Project would provide for, and promote, energy efficiencies beyond those required
28 under other applicable state or federal standards and regulations, and in so doing would meet

1 or exceed all Title 24 standards.

2 C. Moreover, energy consumed by the proposed Project would be comparable to, or less than,
3 energy consumed by other warehouse uses of similar scale and intensity. Further, the
4 proposed Project would not cause or result in the need for additional energy producing
5 facilities or energy delivery systems.

6 D. Accordingly, pursuant to State CEQA Guidelines Appendix F, this Project will not result in
7 the wasteful or inefficient use or consumption of energy.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that General Plan Amendment No.
9 1079, Change of Zone No. 7799, Tentative Parcel Map No. 36564 and Plot Plan No. 25337 are consistent
10 with the Riverside County General Plan.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
12 RDEIR No. 534 in evaluating General Plan Amendment No. 1079, Change of Zone No. 7799, Tentative
13 Parcel Map No. 36564 and Plot Plan No. 25337, that RDEIR No. 534 is an accurate and objective statement
14 that complies with the California Environmental Quality Act and reflects the County's independent
15 judgment, and that RDEIR No. 534 is incorporated herein by this reference.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of
17 overriding consideration, **CERTIFIES** RDEIR No. 534 and **ADOPTS** the Mitigation Monitoring and
18 Reporting Plan attached as Attachment A hereto. To the extent that there are any inconsistencies between
19 the mitigation measures as set forth in RDEIR No. 534, and those set forth in the Mitigation Monitoring
20 and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Parcel Map No. 36564,
22 on file with the Clerk of the Board, including the final exhibits and related cases, is hereby approved for the
23 real property described and shown on the final exhibits, and said real property shall be developed
24 substantially in accordance with General Plan Amendment No. 1079, Change of Zone No. 7799 and Plot
25 Plan No. 25337, unless amended by the Board of Supervisors.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of General Plan
27 Amendment No. 1079, Change of Zone No. 7799, Tentative Parcel Map No. 36564 and Plot Plan No. 25337
28

1 shall be placed on file in the Office of the Clerk of the Board, in the Office of the County Planning
2 Department, and the Office of the Building and Safety Director.

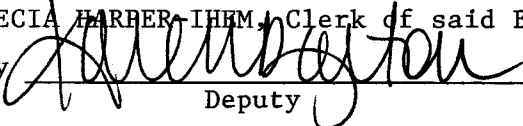
3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodian of the documents
4 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
5 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

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ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None

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

KECIA HARBERT IHM, Clerk of said Board
By  Deputy

ATTACHMENT "A"

MITIGATION MONITORING AND REPORTING PROGRAM

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FIRSTCARBONSOLUTIONS™

**Mitigation Monitoring and Reporting Program
for the
San Gorgonio Crossing Project
Recirculated Environmental Impact Report No. 534
Riverside County, California**

State Clearinghouse No. 2014011009

Prepared for:
County of Riverside
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502-1409
951.955.609

Contact: Mr. Brett Dawson, Project Planner

Prepared by:
FirstCarbon Solutions
650 Hospitality Lane, Suite 125
San Bernardino, CA 92408
909.884.2255

Contact: Frank Coyle, Director
Charles Holcombe, Senior Project Manager

Date: September 7, 2017

Table 1: San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3.1 Aesthetics					
MM AES-3: The applicant shall install all landscape plantings along the Cherry Valley Boulevard frontage (which are intended to serve a screening function) prior to the issuance of building permits.	Notes on construction plans; site inspection	Prior to issuance of building permits			
MM AES-4: Prior to issuance of building permits, the project applicant shall submit a photometric plan to the County of Riverside for review and approval. The photometric plan shall identify types of lighting fixtures and their locations on the project site, and demonstrate compliance with Riverside County Lighting Ordinance No. 655. All light fixtures shall be shielded, recessed, or directed downward to prevent unwanted illumination of neighboring properties or excessive light pollution. Lighting fixtures should employ the most energy-efficient technology available unless technical feasibility or safety concerns take precedent.	Completion of photometric plan; submittal of documentation	Prior to issuance of building permits	Riverside County		
3.3 Air Quality					
Implement Mitigation Measures AQ-1a through AQ-1h below through adoption of a Mitigation Monitoring and Reporting Program (MMRP) that is designed to ensure compliance with mitigation measures during the project implementation. The MMRP shall be enforced through the preparation permit conditions, agreements, or other measures as a condition of development.					
Construction Mitigation Measures					
MM AQ-1a: During mass grading and building construction, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA) Tier 3 off-road emissions standards.	Notes on construction plans; site inspection	During mass grading and building construction	Riverside County		

<p>MM AQ-1b: Require the use of 2010 and newer haul trucks (e.g., material delivery trucks and soil import/export). In the event that that 2010 model year or newer diesel haul trucks cannot be obtained, provide documentation as information becomes available and use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum. Additionally, consider other measures such as incentives, phase-in schedules for clean trucks, etc.</p>	<p>Notes on construction plans; site inspection</p>	<p>During mass grading and building construction</p>	<p>Riverside County</p>	
<p>MM AQ-1c: The following measures shall be applied to all projects during construction of the project:</p> <ul style="list-style-type: none"> a) Use paints with a volatile organic compound (VOC) content 50 grams per Liter or lower for both interior and exterior surfaces, if painted. b) Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints. c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors. d) For water-based paints, clean up with water only. Whenever possible, do not rinse the cleanup water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center (www.cleanup.org). e) Use compliant low-VOC cleaning solvents to clean paint application equipment. f) Keep all paint- and solvent-laden rags in sealed containers to prevent VOC emissions. g) Contractors shall construct/build with materials that do not require painting and use pre-painted construction materials to the extent practicable; and h) Use high-pressure/low-volume paint applicators with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency. 	<p>Notes on construction plans; site inspection</p>	<p>During project construction</p>	<p>Riverside County</p>	

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM AQ-1d: Prior to issuance of any grading permits, the developer shall provide a traffic control plan to the County of Riverside that describes in detail the location of equipment staging areas, stockpiling/storage areas, construction parking areas, safe detours around the project construction site, as well as provide temporary traffic control (e.g., flagperson) during construction-related truck hauling activities. The traffic control plan is intended to minimize traffic congestion and delays that increase idling and acceleration emissions. The applicant shall maintain one copy on-site in the construction trailer to the satisfaction of the County of Riverside.</p>	<p>Approval of traffic control plan</p>	<p>Prior to issuance of grading permits</p>	<p>Riverside County</p>		
<p>MM AQ-1e: During project construction, the following measures shall be implemented to the satisfaction of the County of Riverside. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept on-site during construction and subject to inspection by the County of Riverside.</p> <p>a) Construction equipment shall be properly maintained according to manufacturer specifications.</p> <p>b) All contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit on-site idling for no more than 5 minutes in any 1 hour.</p> <p>c) On-site electrical hook ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel-powered electric generators.</p> <p>d) The project shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 concerning fugitive dust and provide appropriate documentation to the County of Riverside.</p>	<p>Notes on construction plans; site inspection</p>	<p>During project operation (general)</p>	<p>Riverside County</p>		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>e) Traffic speeds on all unpaved roads to be reduced to 15 miles per hour or less.</p> <p>f) Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads (recommmend water sweepers with reclaimed water).</p> <p>g) Use street sweepers that comply with SCAQMD Rules 1186 and 1186.1.</p> <p>h) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>i) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour (mph); wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction; and vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>j) All trucks and equipment, including their tires, shall be washed off prior to leaving the site; site accesses to a distance if 100 feet from paved roads shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to operation of each warehouse building	Riverside County		
<p>Operational Mitigation Measures</p> <p>MM AQ-1f: Prior to operation of each warehouse building, the applicant shall demonstrate to the County of Riverside that vehicles can access the building using paved roads and parking lots. Further, the applicant shall work with the County of Riverside and will provide signage to ensure that no trucks are queuing outside of the facility.</p>					

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM AQ-1g: The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:</p> <ul style="list-style-type: none"> a) Prior to issuance of a certificate of occupancy, post signs informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas. b) Prior to issuance of a certificate of occupancy, post signs in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than five minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations. c) Tenants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County. d) The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board-approved courses (such as the free, one-day Course #512). 	<p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>Prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable</p>	<p>Riverside County</p>		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>e) Require facility operator to become a SmartWay Partner.</p> <p>f) Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers.</p> <p>g) Prior to issuance of occupancy permits, signs shall be installed at each exit driveway, providing directional information to the County's truck route. Text on the sign shall read "To Truck Route" with a directional arrow. Truck routes shall be clearly marked pursuant to the Municipal code.</p> <p>h) The site shall be designed such that any check-in point for trucks is well inside the facility to ensure that there are no trucks queuing outside the facility.</p>					

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM AQ-1h: The following measures shall be incorporated into each building to reduce motor vehicle emissions:</p> <p>a) All tenants shall participate in Riverside County's Rideshare Program. The purpose of the program would be to discourage single-occupancy vehicle trips and encourage alternate modes of transportation such as carpooling, transit, walking, and biking. The program shall provide employees with assistance in using alternate modes of travel, including carpooling encouragement, ride-matching assistance, and vanpool assistance.</p> <p>b) A minimum of two electric vehicle-charging stations for automobiles or light-duty trucks shall be provided at each building.</p> <p>c) Each building shall provide secure bicycle storage space equivalent to two percent of the automobile parking spaces provided.</p> <p>d) Each building shall provide a minimum of two shower and changing facilities within 200 yards of a building entrance.</p> <p>e) Each building shall provide preferred parking for electric, low-emitting and fuel-efficient vehicles equivalent to 5 percent of the required number of parking spaces.</p> <p>f) All on-site forklifts, yard trucks and trailer movers shall be electric, with the necessary electrical charging stations provided.</p> <p>g) Tenants shall be encouraged to apply for incentive funding (such as the Voucher Incentive Program [VIP], Carl Moyer, etc.) to upgrade their fleet.</p>	Notes on construction plans; submittal of documentation; site inspection	During project operation (general)	Riverside County		
<p>3.4 Biological Resources</p>					
<p>MM BIO-1a: Pre-construction presence/absence surveys for burrowing owl shall be conducted on and off-site by a qualified</p>	Notes on construction plans; submittal of	30 days prior to groundbreaking	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>biologist within 30 days prior to project disturbance activities, with the results summarized in a report submitted to the County Planning Department, Environmental Programs Division. If any burrowing owls are detected, a relocation plan shall be submitted to the Environmental Programs Division of the Planning Department, the California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS) and the Western Riverside County Regional Conservation Authority (RCA) for review and approval. The relocation plan shall encompass both active and passive relocation activities and shall include the development of a conservation strategy prepared in consultation with the CDFW, the USFWS and the RCA. All surveys and relocation plans shall be conducted and prepared by a qualified biologist currently holding a Memorandum of Understanding with the County. The Relocation Plan must follow the most current CDFW-approved protocols/mitigation and must be in accordance with the "Burrowing Owl Species Objectives and Mitigation Measures" outlined in the MSHCP. The EPD, the CDFW, the USFWS, and the RCA shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided, or, alternately, a grading permit may be issued once the species has been relocated.</p>	<p>documentation; site inspection</p>	<p>activities</p>			
<p>MM BIO-1b: Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey shall be completed no more than three (3) days prior to ground disturbance activities. A Nesting Bird Clearance Survey report shall be submitted to the Environmental Programs Division</p>	<p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>Outside the bird breeding season (February 1 to August 31)</p>	<p>Riverside County</p>		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
(EPD) for review and approval prior to initiating clearing and grubbing during the breeding season.					
MM BIO-2a: The project applicant shall pay MSHCP Local Development Mitigation Fees (LDMF) as determined by the County. The fee schedule is adjusted annually by the Western Riverside County Regional Conservation Authority (RCA), and was last adjusted on July 1, 2016. The current fee is \$6,645 per acre for commercial or industrial uses.	Verification of payment of LDMF fees	Prior to issuance of grading permits	Riverside County		
MM BIO-2b: Prior to the issuance of any grading, construction or building permits by the County, the project Applicant shall consult with the California Department of Fish and Wildlife regarding a Section 1602 Streambed Alteration Agreement Permit, the United States Army Corps of Engineers (USACE) regarding a Clean Water Act Section 404 Permit, and the Regional Water Quality Control Board regarding a Clean Water Act Section 401 Certification. The project Applicant shall be required to obtain these permits prior to the commencement of any grading or construction activities. The project shall mitigate impacts to waters of the United States and waters of the State, wetlands, and riparian habitats (pursuant to the Federal Clean Water Act and the California Fish and Game Code, Section 1600, et seq.) by replacement on an in-kind basis. Compensatory habitat-based mitigation will consist of preserving on-site habitat, restoring similar habitat, or purchasing off-site credits from an approved mitigation bank. Replacement shall be based on a ratio determined by the California Department of Fish and Wildlife and/or USACE in order to account for the potentially diminished habitat values of replacement habitat and reduce impacts to less than significant. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. Such	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of construction and building permits	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>replacement should occur on the original development site, whenever possible. Alternatively, replacement can be affected, subject to state and federal regulatory approval, by creation or restoration of replacement habitats elsewhere (off-site but preferably within the County), protected in perpetuity by provision for an appropriate conservation easement or dedication.</p> <p>MM BIO-5a: To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset impacts to riverine resources through on-site creation at a 2:1 ratio for the 1.11 acres of impacts to riverine and limited riparian resources. In total, the proposed mitigation shall result in 2.22 acres of Riparian/Riverine habitat creation/restoration.</p> <p>The on-site creation of 2.22 acres of Riparian/Riverine habitat shall occur at two locations on-site along the southern boundary (see DBESP's Figure 8). The mitigation areas shall receive all upstream flows up to 100 cubic feet per second (cfs). Flows above 100 cfs shall bypass the mitigation area in a concrete-lined channel that will outlet at the eastern edge of the project. Flows up to 100 cfs will allow for creation of a braided streambed similar to the drainages that are being impacted. These areas shall be revegetated with primarily floodplain scrub vegetation. Scattered pockets of mule fat scrub shall also be planted to increase vegetative diversity. Combined, these areas shall offset losses of Riparian/Riverine functions and values by providing high-quality Riparian/Riverine habitat, and provide for other functions and services such as water quality benefits, groundwater recharge, and nutrient cycling. A detailed restoration plan for the on-site mitigation sites shall be prepared and submitted to the County for review and approval prior to implementation of the</p>	<p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>Prior to issuance of grading permits</p>	<p>Riverside County</p>		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
restoration effort.					
MM BIO-5b: Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity by the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine areas shall be conserved prior to the issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions, and values of these areas in perpetuity.	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of a grading permits	Riverside County		
3.5 Cultural Resources					
MM CUL-1a: Archaeological monitoring: During grading and excavation activities, the project applicant shall retain an archaeological monitor meeting the Secretary of the Interior's Standards to monitor all ground-disturbing activities in an effort to identify and evaluate any unknown archaeological resources. The qualified archaeologist, the developer, and the Lead Agency shall develop a rotating or simultaneous schedule in coordination with the applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist.	Approval of archaeological monitor and schedule	During grading and excavation activities	Riverside County		
MM CUL-1b: Treatment and disposition of cultural resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, all of the following procedures shall be carried out for	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>the treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> 1. Temporary curation and storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process. 2. Treatment and final disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Lead Agency with evidence of same: <ol style="list-style-type: none"> a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed. b. Execute a curation agreement with an appropriate qualified repository in Riverside County that meets federal standards pursuant to 36 CFR Part 79 so that cultural resources would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in Riverside County, to be accompanied by payment of the fees necessary for permanent curation. For purposes of conflict resolution, if more than one Native 					

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default.</p> <p>c. At the completion of grading, excavation, and ground-disturbing activities on the site, submit a Monitoring Report to the Lead Agency documenting monitoring activities conducted by the project archaeologist and Native American Tribal Monitors within 60 days of the completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the Lead Agency, the Eastern Information Center, and consulting tribes.</p>					
<p>MM CUL-3a: During grading and excavation activities, full-time monitoring of excavation activities shall occur, except in the flatter areas where extensive plowing has churned deposits up to depths of 2 feet. Paleontologic monitors shall be equipped to salvage fossils, as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.</p> <p>If the principal paleontologist determines that the sediments</p>	Notes on construction plans; site inspection; submittal of documentation	During grading and excavation activities	Riverside County		

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>present within the subsurface have low potential to contain paleontologic resources and low paleontologic sensitivity, then the full-time monitoring program shall cease and a program of periodic monitoring shall occur.</p> <p>MM CUL-3b: If specimens are found, the applicant shall ensure the preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils shall occur and are essential to fully mitigate adverse impacts to the resources.</p>	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		
<p>MM CUL-3c: If specimens are found, the applicant shall ensure the identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.</p>	Notes on construction plans; submittal of documentation; site inspection	During mass grading and building construction	Riverside County		
<p>MM CUL-3d: The paleontologist shall prepare a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.</p>	Notes on construction plans; submittal of documentation; site inspection	During grading and excavation activities	Riverside County		
<p>MM CUL-4: In the event of the accidental discovery or</p>	Notes on construction	During grading and	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>recognition of any human remains, State CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. 2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission. 	<p>plans; notification of County Coroner; submittal of documentation; site inspection</p>	<p>excavation activities</p>			

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> The descendant identified fails to make a recommendation. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC by the NAHC fails to provide measures acceptable to the landowner. 					
3.6 Geology and Soils					
<p>MM GEO-1a: Upon the development of a grading plan, the County of Riverside shall verify that consistent with Section 8.0, Future Work, in the Neblett & Associates' 2008 Fault Investigation, the grading plans shall reflect the re-positioning of the structural setback zone based on the proposed grades for the proposed project.</p> <p>It is recommended that a structural setback zone shall be located 50 feet south and 100 feet north of the trace of the South Branch of the Cherry Valley Fault Zone that transgresses the proposed development envelopes. Additionally, a Restricted Use Zone (RUZ) shall be located north and northeast of the South Branch to the north and northeast property boundary. The RUZ shall be utilized for non-habitable facilities, such as horse stables, soccer fields, etc., that will have fewer than 1,000 hours of human occupancy per year. Future fault investigation in the RUZ area shall be required and approved by the controlling agencies to remove any portions of the RUZ for construction of potential habitable structures.</p> <p>The footprint of the proposed project shall then be analyzed for conformance with the re-positioned structural setback and the restricted use zone.</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to the issuance of grading permits	Riverside County		
<p>MM GEO-1b: Prior to the issuance of building permits for each structure, the project applicant shall submit a design-level</p>	Notes on construction plans; submittal of	Prior to the issuance of building permits	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Geotechnical Investigation to the County Engineering Geologist for review and approval. The investigation shall be prepared by a qualified engineer and identify necessary grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code geologic, soils, and seismic requirements. The measures identified in the approved report shall be incorporated into the project plans.</p>	<p>documentation; site inspection</p>				
<p>MM GEO-1c: To mitigate potential landslide impacts from the proposed cut slope north of Building 2, the County of Riverside shall ensure that during project construction a stabilization fill prism shall be established for this cut slope as depicted in the January 7, 2013 Grading Plan Review by Ginter & Associates, Inc. Additionally, the County of Riverside shall ensure that during construction, conditions will be observed by a qualified individual and additional recommendations will be provided, as appropriate.</p>	<p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>During mass grading and building construction</p>	<p>Riverside County</p>		
<p>MM GEO-1d: Recommendations contained within the November 24, 2014 Ginter & Associates Grading Plan (contained in Appendix E of this RDEIR) shall be implemented in the design of the project to the satisfaction of the County, prior to issuance of grading and/or building permits.</p>	<p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>Prior to issuance of grading permits</p>	<p>Riverside County</p>		
<p>MM GEO-1e: To mitigate for hydroconsolidation, prior to issuance of a construction permit, the project applicant shall ensure the complete removal of the younger alluvium (Qya) approximately 20 feet in depth and replacement with compacted engineered fill to the design grades.</p>	<p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>During mass grading and building construction</p>	<p>Riverside County</p>		
<p>MM GEO-2a: As stated in the January 7, 2013 report by Ginter & Associates (RDEIR Appendix E), after the completion of on-site grading, and prior to the issuance of a final certificate of</p>	<p>Notes on construction plans; submittal of documentation; site</p>	<p>Prior to the issuance of grading permits, and prior to the issuance of</p>	<p>Riverside County</p>		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>occupancy for the project, the owner shall ensure that the manufactured slopes on-site shall be planted with drought-resistant plants to help mitigate surficial erosion.</p> <p>Implementation of Mitigation Measure GEO-1b, and the following:</p> <p>MM GEO-2b: Prior to the issuance of grading permits, all grading procedures shall comply with County Grading Standards, including requirements for erosion control during rainy months. This measure shall be implemented to the satisfaction of the County of Riverside Planning Department Director.</p>	<p>inspection</p> <p>Notes on construction plans; submittal of documentation; site inspection</p>	<p>a final certificate of occupancy for the project</p> <p>Prior to the issuance of grading permits</p>	<p>Riverside County</p>		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM GEO-3: As recommended in the January 7, 2013 report by Ginter & Associates, Inc., after completion of project construction (or sooner, regarding item “a.” below) and during project operation, the owner of the proposed project shall do the following:</p> <ol style="list-style-type: none"> Plant landscape planting materials that consist of appropriate drought resistant vegetation as recommended by the Landscape Architect and in compliance with Riverside County Ordinance No. 859. Landscaping should be completed as soon as possible and properly maintained. Conduct proper irrigation and maintenance and repair of installed irrigation systems to minimize ground saturation. Leaks should be repaired immediately. Sprinklers should be adjusted to provide maximum coverage with a minimum of water usage and overlap. Overwatering with consequent excessive runoff and ground saturation must be avoided. If automatic sprinkler systems are installed, their use must be adjusted to account for natural rainfall conditions. Maintain and clean all drainage devices that have been installed. 	Notes on construction plans; submittal of documentation; site inspection	After completion of project construction (or sooner, regarding item “a.” below) and during project operation	Riverside County		
<p>3.7 Greenhouse Gas Emissions</p> <p>Implement Mitigation Measures AQ-1g and AQ-1h, which serve to reduce mobile source emissions, and the following:</p> <p>MM GHG-1: Prior to issuance of building permits, the applicant shall provide documentation to the County of Riverside Building Department as part of the plan check process, demonstrating that the project will implement the project features described in Table 3.7-4 above that will achieve at least 100 points from the Riverside County Greenhouse Gas Emissions Screening Tables. The project may also achieve</p>	Notes on construction plans; submittal of documentation; site inspection	Prior to issuance of building permits	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>equivalent emission reductions from other measures approved by the County of Riverside. Implementing these mitigation measures shall be verified by the County of Riverside Building Department prior to the issuance of the final Certificate of Occupancy.</p>					
<p>3.9 Hydrology and Water Quality</p>					
<p>MM HYD-1: Prior to the issuance of grading permits for any portion or phase of the project, the developer shall prepare and submit a WQMP and a SWPPP to the County for review and approval. The WQMP and SWPPP shall contain specific Best Management Practices (BMPs) to prevent stormwater pollution from construction sources. These BMPs shall identify a practical sequence for site restoration, implementation, contingency measures, responsible parties, and agency contacts. The developer shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:</p> <ul style="list-style-type: none"> • Soil stabilization practices • Dewatering practices (if necessary) • Sediment and runoff control practices • Monitoring protocols • Waste management and disposal control practices <p>Once approved by the County, contractors working on the site shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the WQMP and SWPPP.</p> <p>The WQMP and SWPPP shall identify pollutant sources that could affect the quality of stormwater discharges from the construction site. Control practices shall include those that</p>	<p>Approval of WQMP and a SWPPP; notes on construction plans</p>	<p>Prior to the issuance of grading permits for any portion or phase of the project</p>	<p>Riverside County</p>		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>effectively treat target pollutants in stormwater discharges anticipated from project construction sites. To protect receiving water quality, the WQMP and SWPPP shall include but is not limited to the following elements:</p> <ul style="list-style-type: none"> • Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas. • No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30–March 30). • Sediment shall be retained on-site by one or more basins, traps, or other appropriate improvements. Of critical importance is the protection of existing catch basins that eventually drain to the Santa Ana River. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. • BMPs performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure. • Native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance. 					
3.12 Noise					
MM NOI-1: All project loading bays shall be equipped with	Notes on construction	Prior to issuance of	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>sealed gasket bay doors. The project applicant shall ensure that these sealed gasket bay doors are used for all nighttime loading/unloading operations. Inclusion of loading bay doors equipped with sealed gaskets would be expected to reduce loading/unloading maximum operational noise levels by at least 10 dBA. This would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 44 dBA L_{eq}, as measured at the nearest receptor within the City of Calimesa, thus meeting the City's nighttime operational noise standard of 52.5 dBA L_{eq}. In addition, this measure would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 41 dBA L_{eq}, as measured at the nearest receptor within the County of Riverside, thus meeting the County of Riverside's nighttime operational noise standard of 45 dBA L_{eq}.</p>	<p>plans; submittal of documentation; site inspection</p>	<p>occupancy permits</p>			

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM NOI-4a: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. This would result in an estimated 5 dBA reduction (perceived as half as loud) in equipment operational noise levels compared to operations without such devices.</p>	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
<p>MM NOI-4b: Whenever feasible, the construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. This would result in an estimated 5 dBA reduction (perceived as half as loud) in operational noise levels compared to operations with noise emitted toward a receptor.</p>	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
<p>MM NOI-4c: The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.</p>	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
<p>MM NOI-4d: All on-site producing construction activities (including haul truck deliveries) shall be restricted to the hours from 7:00 a.m. to 7:00 p.m., Mondays through Fridays, and 10:00 a.m. to 5:00 p.m. on Saturdays and Sundays, on holidays, and on the Monday following each holiday that falls on a Sunday. To the extent feasible, haul routes should not pass sensitive land uses or residential dwellings.</p>	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		
<p>MM NOI-4e: For the duration of construction activities, the construction manager shall serve as the disturbance coordinator, should noise levels become disruptive to local residents. The disturbance coordinator would determine the cause of the noise</p>	Notes on construction plans; site inspection	During all project site excavation and grading on-site	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>complaints (starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. The construction manager shall conspicuously post a telephone number for the disturbance coordinator at all entrances to the construction site.</p>					
<p>3.16 Transportation and Traffic</p>					
<p>MM TRAN-1a</p>					
<p>(a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard, the project applicant shall pay the project's fair share toward the construction of such improvements. The traffic impact report determined the project's contribution to the impact is 5.8 percent at the I-10 eastbound ramps/Cherry Valley Boulevard and 10.1 percent at I-10 westbound ramps/Cherry Valley Boulevard. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.</p>	<p>Approval of fair share contribution program; and receipt of fees</p>	<p>Prior to the issuance of building permits, and provided that a fair share contribution program has been established for such improvements</p>	<p>Riverside County</p>		
<p>(b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that both Caltrans and the City of Calimesa authorize construction within their respective jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following interim improvements prior to the issuance of final occupancy</p>					

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>permits:</p> <ul style="list-style-type: none"> (i) install traffic signals at I-10 eastbound and westbound ramp intersections at Cherry Valley Boulevard, (ii) restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge. The limit line striping for the westbound left turn pocket shall be adjusted to ensure adequate space for southbound left turn movements by large trucks. (iii) add a southbound right turn lane on the off ramp at the intersection of I-10 eastbound ramps at Cherry Valley Boulevard, and (iv) add a westbound right turn lane at the intersection of I-10 westbound ramps at Cherry Valley Boulevard. <p>The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in the land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa and Caltrans authorize construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1b(b) below are required to be constructed.</p>					
<p>MM TRAN-1b</p> <p>(a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and</p>	Receipt of fees	Prior to the issuance of building permits, and provided that a fair share contribution program has been	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>westbound intersections at Cherry Valley Boulevard intersection improvements for this intersection. The project applicant shall pay the project's fair share costs to realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps and construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard. The traffic impact report determined the project's contribution to the impact is 11.7 percent. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.</p> <p>(b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that the City of Calimesa authorizes construction within its jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following improvements prior to the issuance of final occupancy permits:</p> <ul style="list-style-type: none"> (i) realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps; and (ii) construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard. <p>The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in the land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct</p>		<p>established for such improvements</p>			

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>the referenced improvements only if: (1) the City of Calimesa authorizes construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1a(b) above are required to be constructed.</p>					
<p>MM TRAN-1c: Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share contribution towards future improvements.</p>	Receipt of fees	Prior to issuance of occupancy permits	Riverside County		
<p>I-10 Eastbound Ramps/Cherry Valley Boulevard</p> <ul style="list-style-type: none"> • Install a traffic signal. • Construct a westbound left turn lane. • Construct a southbound right turn lane. • Modify the intersection to provide free flow movement for the southbound right turn lane. • Construct a second eastbound through lane. • Construct an eastbound right turn lane. • Construct a second westbound through lane. 					
<p>I-10 Westbound Ramps/Cherry Valley Boulevard</p> <ul style="list-style-type: none"> • Install a traffic signal. • Construct an eastbound left turn lane. • Construct a westbound right turn lane. • Construct a northbound left turn lane. • Construct a second eastbound left turn lane. • Construct a second eastbound through turn lane. • Construct a second westbound through lane. • Construct a westbound right turn lane. 					

Table 1 (cont.): San Geronio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Callimesa Boulevard/Cherry Valley Boulevard</p> <ul style="list-style-type: none"> • Install a traffic signal. • Construct an eastbound left turn lane. • Construct a second eastbound through lane. • Construct a southbound right turn lane. • Construct a westbound right turn lane. • Construct a second westbound through lane. • Modify the traffic signal in order to provide overlap phasing for the westbound right turn lane. 					
<p>Street 2/Cherry Valley Boulevard</p> <ul style="list-style-type: none"> • Install a traffic signal. • Construct a westbound left turn lane. • Construct a second eastbound through lane. • Construct a second westbound through lane. • Construct a southbound left turn lane. • Construct a southbound right turn lane. • Construct a northbound left turn lane. • Construct a northbound through lane. 					
<p>Union Street/Cherry Valley Boulevard</p> <ul style="list-style-type: none"> • Install a traffic signal. • Construct a northbound left turn lane. • Construct a southbound left turn lane. • Construct an eastbound left turn lane. • Construct a second eastbound through lane. • Construct a westbound left turn lane. • Construct a second westbound through lane. 					
<p>Nancy Street/Cherry Valley Boulevard</p> <ul style="list-style-type: none"> • Install a traffic signal. • Construct an eastbound left turn lane. • Construct a second eastbound through lane. • Construct a westbound left turn lane. • Construct a second eastbound through lane. 					

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Beaumont Avenue/Cherry Valley Boulevard</p> <ul style="list-style-type: none"> Construct a second eastbound through lane. Construct a second westbound through lane. Modify traffic signal in order to provide overlap phasing for the EB right turn lane. <p>Future Beckwith Avenue/Cherry Valley Boulevard</p> <ul style="list-style-type: none"> Install a traffic signal. Construct a southbound left turn lane. Construct an eastbound left turn lane. Construct a second eastbound through lane. Construct a second westbound through lane. Construct a westbound right turn lane. <p>The County shall ensure that the improvements specified will be constructed at that point in time necessary to avoid identified impacts.</p>					
<p>In conjunction with adjacent project development activity or as needed for project access purposes, the project applicant shall ensure that the following site access driveway improvements are constructed prior to the issuance of a certificate of occupancy for the project:</p> <p>MM TRAN-4a: Driveway 1 at Cherry Valley Boulevard—Install a stop control on the southbound approach and construct the intersection with right-in/right-out access only in conjunction with the following geometrics:</p> <ul style="list-style-type: none"> Northbound Approach: not applicable. Southbound Approach: One right turn lane. Eastbound Approach: One through lane. Westbound Approach: One shared through-right turn lane. 	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRAN-4b: Street 2 at Cherry Valley Boulevard—Install a traffic signal and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: not applicable. • Southbound Approach: One left turn lane and one right turn lane. • Eastbound Approach: One left turn lane with a minimum of 250 feet of storage and one through lane. • Westbound Approach: One shared through-right turn lane. 	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
<p>MM TRAN-4c: Driveway 3 at Cherry Valley Boulevard—Install a stop control on the southbound approach and construct the intersection with right-in/right-out access only in conjunction with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: not applicable. • Southbound Approach: One right turn lane. • Eastbound Approach: One through lane. • Westbound Approach: One shared through-right turn lane. 	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
<p>MM TRAN-4d: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.</p>	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County		
<p>MM TRAN-4e: Sight distance at each project access driveway shall be reviewed with respect to Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p>	Notes on construction plans; site inspection	Prior to certificate of occupancy final inspection	Riverside County and Caltrans		
<p>MM TRAN-5: Prior to issuance of any grading permits, the developer shall provide a detailed construction traffic control plan to the County of Riverside for approval. A construction traffic control plan shall be prepared for all aspects of project construction, including physical improvements on the site</p>	Submittal of construction traffic control plan; site inspection	Prior to issuance of grading permits	Riverside County		

Table 1 (cont.): San Gorgonio Crossing Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>itself, as well as any off-site traffic improvements required to be completed directly by the project applicant. The construction traffic control plan shall describe in detail the location of equipment staging areas, stockpiling/storage areas, construction worker and equipment parking areas, timing of construction trips, roadways that would be potentially affected, safe detours around the project and/or roadway construction site, as well as provide temporary traffic control (e.g., flag person) and appropriate signage during construction-related truck hauling activities. The traffic control plan shall ensure adequate and uninterrupted access to all nearby residences throughout the construction period. The purpose of these measures is to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts, and ensure the safe and even flow of traffic during construction, consistent with County standards and requirements.</p>					

2
3 **RESOLUTION NO. 2017-224**

4 **ADOPTING AMENDMENT NO. 16 TO SPECIFIC PLAN NO. 106**

5 **(DUTCH VILLAGE)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public
7 hearing was held before the Riverside County Board of Supervisors in Riverside, California on July 25,
8 2017 and before the Riverside County Planning Commission in Riverside, California on June 7, 2017 to
9 consider Amendment No. 16 to Specific Plan No. 106 (Dutch Village); and,

10 **WHEREAS**, Specific Plan No. 106 was adopted by the Board of Supervisors pursuant to
11 Resolution No. 73-190 on June 19, 1973 and thereafter amended pursuant to Resolution No. 82-191 dated
12 May 18, 1982; and thereafter amended pursuant to Resolution No. 86-416 dated October 14, 1986; and
13 thereafter amended pursuant to Resolution No. 92-459 dated October 20, 1992; and thereafter amended
14 pursuant to Resolution No. 95-114 dated May 9, 1995; and thereafter amended pursuant to Resolution No.
15 95-161 dated September 19, 1995; and thereafter amended pursuant to Resolution No. 99-446 dated
16 December 21, 1999; and thereafter amended pursuant to Resolution No. 99-447 dated December 21,
17 1999; and thereafter amended pursuant to Resolution No. 2001-326 dated December 18, 2001; and
18 thereafter amended pursuant to Resolution No. 2002-143 dated May 7, 2002; and thereafter amended
19 pursuant to Resolution No. 2004-057 dated March 23, 2004; and thereafter amended pursuant to
20 Resolution No. 2004-058 dated March 30, 2004; and thereafter amended pursuant to Resolution No.
21 2005-046 dated February 8, 2005; and thereafter amended pursuant to Resolution No. 2004-172 dated
22 June 15, 2004; and,

23 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
24 Riverside County CEQA implementing procedures have been satisfied, and Environmental Assessment
25 No. 40350, prepared in connection with General Plan Amendment No. 1219, Amendment No. 16 to
26 Specific Plan No. 106, Change of Zone No. 7214 and Tentative Tract Map No. 32323 (referred to
27 alternatively herein as "the Project"), is sufficiently detailed so that all of the potentially significant effects
28 of the Project on the environment and measures necessary to avoid or substantially lessen such effects

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 10/24/17

1 have been evaluated in accordance with CEQA and the above referenced procedures; and,

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

4 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
5 of the County of Riverside in regular session assembled on October 24, 2017, that:

6 1. Amendment No. 16 is associated with General Plan Amendment No. 1219, Change of
7 Zone No. 7214 and Tentative Tract Map No. 32323, which were all considered concurrently at the public
8 hearings before the Board of Supervisors and Planning Commission.

9 2. General Plan Amendment No. 1219 changes the land use designation on approximately 20
10 acres from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural
11 Residential (R:RR) to Community Development: Low Density (CD:LDR). Change of Zone No. 7214
12 changes the zoning classification of assessor parcel number 963-010-006 from Residential Agricultural,
13 one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family
14 Dwellings (R-1). Tentative Tract Map No. 32323 proposes to subdivide 20.3 acres of the Project site into
15 thirty-four (34) single family residential lots, one (1) private park and one (1) detention/water quality
16 basin lot.

17 3. Amendment No. 16 to Specific Plan No. 106 updates the Land Use Plan for Specific Plan
18 No. 106 to reflect the land use designation change on the approximately 20 acres from Community
19 Development: Very Low Density Residential and Rural: Rural Residential to Community Development:
20 Low Density consistent with General Plan Amendment No. 1219.

21 4. With the approval of Amendment No. 16, the Project's approximately 730 acre site will
22 develop with 5.25 acres of Estate Density Residential, 23.80 acres of Very Low Density Residential,
23 20.03 acres of Low Density Residential, 409.19 acres of Medium Density Residential, 54.67 acres of
24 Medium High Density Residential, 12.83 acres of Rural Residential, 89.17 acres of Commercial Retail,
25 5.90 acres of Commercial Office, 76.44 acres of Light Industrial, 2.61 acres of Public Facilities, and 30.74
26 acres of Open Space – Conservation.

27 5. Amendment No. 16 to Specific Plan No. 106 and related cases is consistent with the
28 existing land uses within the Specific Plan.

1 6. Environmental Assessment No. 40350 (EA No. 40350) and a Mitigated Negative
2 Declaration were prepared for the Project. EA No. 40350, incorporated herein by reference, analyzed the
3 Project's potential significant effects on the environment, made the required findings in compliance with
4 the State CEQA Guidelines and Riverside County CEQA implementing procedures, and concluded that
5 the Project would not have a significant effect on the environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

7 1. Amendment No. 16 is consistent with the intent, design and mitigation approved for
8 Specific Plan No. 106.

9 2. Amendment No. 16 is consistent with the applicable policies of the General Plan and the
10 Southwest Area Plan.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
12 EA No. 40350 and the Mitigated Negative Declaration in evaluating the Project, and that EA No. 40350
13 and the Mitigated Negative Declaration are an accurate and objective statement that complies with the
14 California Environmental Quality Act and reflects the County's independent judgment, and that EA No.
15 40350 is incorporated herein by this reference.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
17 Negative Declaration based on the findings and conclusions in EA No. 40350.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 16 to Specific
19 Plan No. 106, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
20 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
21 Specific Plan No. 106, and said real property shall be developed substantially in conformance with
22 Specific Plan No. 106 as amended, unless the Specific Plan is repealed or further amended by the Board
23 of Supervisors.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 16
25 to Specific Plan No. 106 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
26 Assistant TLMA Director- Community Development and in the office of the Building and Safety
27 Director, and that no applications for subdivisions maps, conditional use permits or other development
28 approvals shall be accepted for the property described and shown in the Specific Plan, as amended, unless

1 such applications are substantially in accordance therewith.

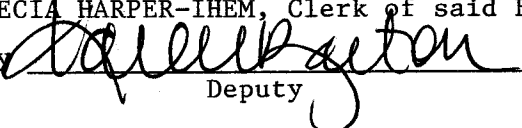
2 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodian of the documents
3 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
4 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

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ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None

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

KECIA HARPER-IHEM, Clerk of said Board
By 
Deputy



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Publication(s): The Press-Enterprise

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Ad Desc.: Adoption of Ord. No. 348.4871 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/31/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: October 31, 2017
At: Riverside, California



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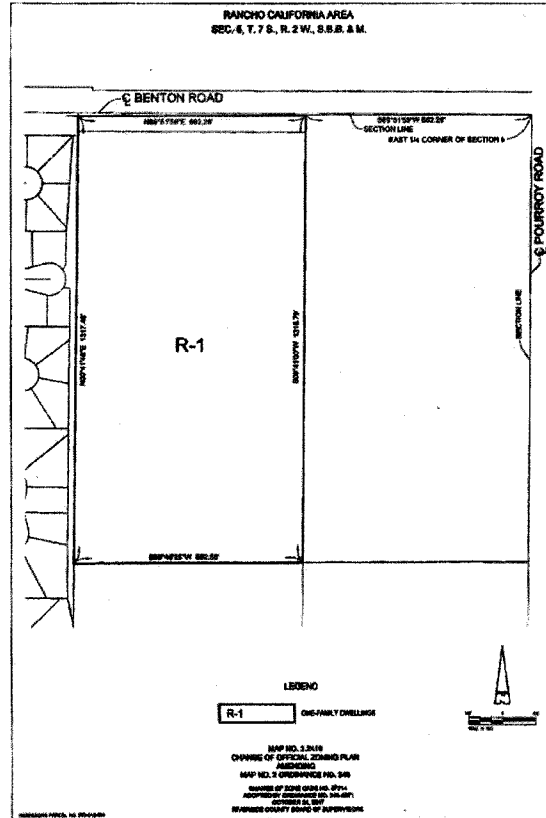
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4871 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone of zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2419, Change of Zone Case No. 7214" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on October 24, 2017, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

10/31

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4872 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/31/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: October 31, 2017
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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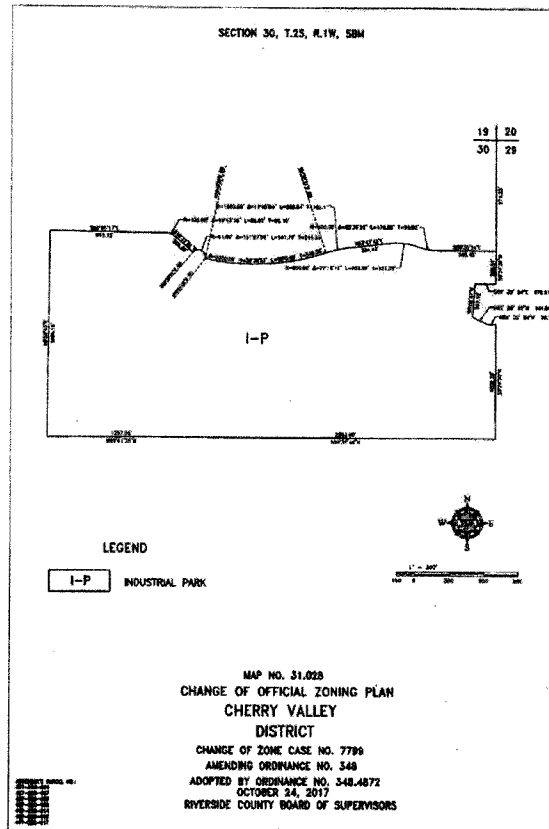
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4872
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 345 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Cherry Valley District Zoning Plan Map No. 31, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Cherry Valley District, Map No. 31.028 Change of Zone Case No. 7799," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on October 24, 2017, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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Legal Advertising Memo Invoice

BALANCE DUE
382.20

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	10/31/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
10/31/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
382.20	0011031553	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

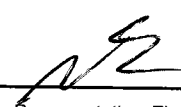
Ad Desc.: Adoption of Ord. No. 348.4868 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/31/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: October 31, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011031553-01

P.O. Number:

Ad Copy:

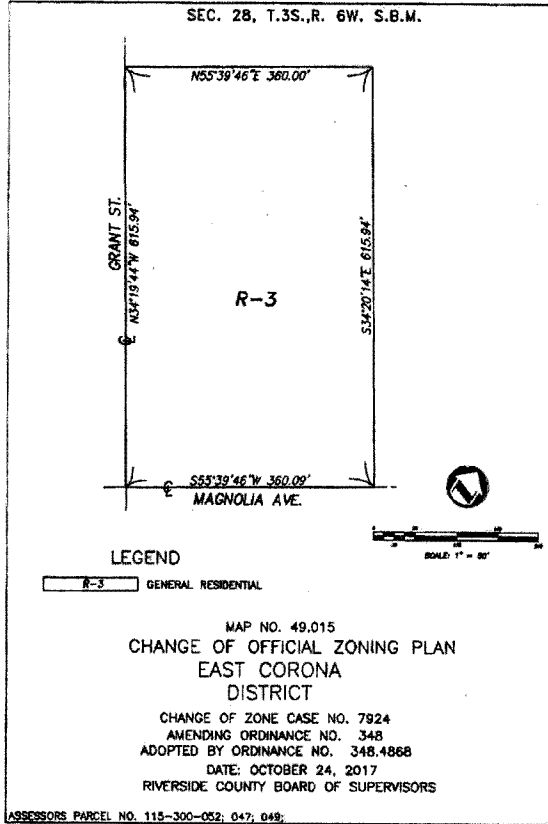
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4868 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and East Corona District Zoning Plan Map No. 49, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, East Corona District, Map No. 49.015 Change of Zone Case No. 7924," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on October 24, 2017, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihern, Clerk of the Board
By: Cecilia Gil, Board Assistant

10/31

2017 NOV - 7 AM 10:37
RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERVISORS