

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



**ITEM
3.58
(ID # 7242)**

MEETING DATE:

Tuesday, June 26, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RESOLUTION NO. 2018-118 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN - FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2018 (General Plan Amendment (GPA) Nos. 1151, 1152, 1135, 1203, and 1223), ADOPTING RESOLUTION NO. 2018-130 CERTIFYING EIR NO. 546, ADOPTING ORDINANCE NO. 348.4890 RELATED TO GPA NO. 1151, ADOPTING ORDINANCE NO. 348.4891 RELATED TO GPA NO. 1152, ADOPTING ORDINANCE NO. 348.4889 RELATED TO GPA NO. 1203, ADOPTING ORDINANCE NO. 348.4888 RELATED TO GPA NO. 1223. DISTRICTS 1 and 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2018-130 certifying Environmental Impact Report No. 546 for General Plan Amendment Nos. 1151 and 1152, Change of Zone Nos. 7872 and 7873, and Plot Plan Nos. 25837 and 25838; and,

ADOPT RESOLUTION NO. 2018-118 amending the Riverside County General Plan in accordance with the Board's tentative actions taken on General Plan Amendment Nos. 1151, 1152, 1135, 1203, and 1223; and,


ADOPT ORDINANCE NO. 348.4890 amending the zoning in the North Perris Zoning Area shown on Map No. 2.2429 Change of Zone No. 7872; and,

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Perez
Nays: None
Absent: Ashley
Date: June 26, 2018
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT ORDINANCE NO. 348.4891 amending the zoning in the Mead Valley Zoning District shown on Map No. 62.020 Change of Zone No. 7873; and,

ADOPT ORDINANCE NO. 348.4889 amending the zoning in the Glen Ivy Zoning Area shown on Map No. 2.2428 Change of Zone No. 7913; and,

ADOPT ORDINANCE NO. 348.4888 amending the zoning in the Lakeland Village Zoning District shown on Map No. 27.027 Change of Zone No. 7945; and,

DIRECT the Planning Department to incorporate the changes made by GPA Nos. 1151, 1152, 1135, 1203, and 1223 into the Riverside County General Plan Land Use Element and associated Area Plans, tables and figures.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County has the ability to process four cycle updates to its General Plan annually. The General Plan Amendments comprising the First Cycle of General Plan Amendments for 2018 were considered by the Board of Supervisors during public hearings, which are listed below. GPA Nos. 1151, 1152, 1135, 1203, and 1223 are all Entitlement/Policy Amendments.

INDIVIDUAL AMENDMENTS:

Knox Business Park

General Plan Amendment No. 1151 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation of approximately 10 acres from Community Development: Business Park (CD:BP) [0.025 - 0.60 FAR] to Community Development: Light Industrial (CD:LI) [0.25 FAR], as shown on Exhibit 3 titled "CZ07872 GPA01151 PM36950 PP25838."

General Plan Amendment No. 1152 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation of approximately 21.52 acres from Community

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

Development: Business Park (CD:BP) [0.0.25 - 0.60 FAR] to Community Development: Light Industrial (CD:LI) [0.25 FAR], as shown on Exhibit 6 titled "CZ07873 GPA01152 PM36962 PP25837."

The overall project site for GPA Nos. 1151 and 1152 is located within the Mead Valley Area Plan in the First Supervisorial District, specifically located southerly of Oleander Avenue, northerly of Nance Street, westerly of Harvill Avenue, and easterly of Day Street. GPA Nos. 1151 and 1152 are associated with Change of Zone No. 7872 and 7873, Plot Plan No. 25837 and 25838, and Environmental Impact Report No. 546, which were considered concurrently with these amendments at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended the Board of Supervisors tentatively approve GPA No. 1203 on April 4, 2018. The Board of Supervisors tentatively approved General Plan Amendment No. 1203 on May 22, 2018.

The adoption of Resolution No. 2018-118 and Ordinance Nos. 348.4890 and 4891 will finalize the Board's tentative approval of the Knox Business Park project, including associated Change of Zone Nos. 7872 and 7873, on May 22, 2018. Ordinance Nos. 348.4890 and 4891 will formally change the properties' zoning classifications and amend the County's zoning maps to reflect the new zoning classifications.

Specific Plan No. 386 (Thousand Palms)

General Plan Amendment No. 1135 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation of approximately 117.99 acres from Community Development: Medium Density Residential (CD:MDR) [2 – 5 Dwelling Units/Acre] to Community Development: Medium High Density Residential (CD:MHDR) [5-8 Dwelling Units/Acre], Community Development: Public Facility (CD:PF) [\leq 0.60 FAR], and Open Space: Recreation (R), as shown on Exhibit 6 titled "CZ07850 GPA01135 SP00386 PM37191," attached hereto and incorporated herein by reference, and consistent with the land use plan for Specific Plan No. 386. The project site is located within the Western Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located Southerly of Ramon Road and easterly of Monterey Avenue. GPA No. 1135 is associated with Fast Track No. 2014-01, Specific Plan No. 386, Change of Zone No. 7850, Tentative Parcel Map No. 37191, and the Mitigated Negative Declaration for Environmental Assessment (EA) No. 42661, which were considered concurrently with this amendment at a public hearing before the Board of Supervisors. The Board of Supervisors tentatively approved General Plan Amendment No. 1135 on May 1, 2018.

The adoption of Resolution No. 2018-118 will finalize the Board's tentative approval of General Plan Amendment No. 1135.

Pinnacle

General Plan Amendment No. 1203 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation of approximately 14.81 acres from Community Development: Business Park (CD:BP) [0.25 - 0.60 FAR] to Community Development: Medium

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

High Density Residential (CD: MHDR) [5 - 8 Dwelling Units/Acre], as shown on Exhibit 5 titled "CZ07913 GPA01203 TR37153 PP26209," attached hereto and incorporated herein by reference. The project site is located within the Temescal Canyon Area Plan in the First Supervisorial District, specifically located northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road. GPA No. 1203 is associated with Change of Zone No. 7913, Tentative Tract Map No. 37153, Plot Plan No. 26209, and the Mitigated Negative Declaration for Environmental Assessment (EA) No. 42924, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended the Board of Supervisors tentatively approve GPA No. 1203 on February 7, 2018. The Board of Supervisors tentatively approved General Plan Amendment No. 1203 on June 5, 2018.

The adoption of Resolution No. 2018-118 and Ordinance No. 348.4889 will finalize the Board's tentative approval of the Pinnacle project, including associated Change of Zone No. 7913, on June 5, 2018. Ordinance No. 348.4889 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Dollar General

General Plan Amendment No. 1223 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation for a portion of the site of approximately 2 acres from Community Development: Medium Density Residential (CD: MDR) [2 – 5 Dwelling Units/Acre] to Community Development: Commercial Retail (CD: CR) [0.20 - 0.35 FAR], as shown on Exhibit 6 titled "CZ07945 GPA01223 PP26308," attached hereto and incorporated herein by reference. The project site is located within the Elsinore Area Plan in the First Supervisorial District, specifically located northeast of Grand Avenue, west of Vail Street, and east of Turner Street. GPA No. 1223 is associated with Change of Zone No. 7945, Plot Plan No. 26308, and the Negative Declaration for Environmental Assessment (EA) No. 43039, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended the Board of Supervisors tentatively approve GPA No. 1223 on April 18, 2018. The Board of Supervisors tentatively approved General Plan Amendment No. 1223 on May 22, 2018.

The adoption of Resolution No. 2018-118 and Ordinance No. 348.4888 will finalize the Board's tentative approval of the Dollar General project, including associated Change of Zone No. 7945, on May 22, 2018. Ordinance No. 348.4888 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Impact on Residents and Businesses

These projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the dates specified for each item listed above.

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

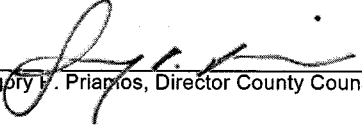
SUPPLEMENTAL:

Additional Fiscal Information

All fees paid by the applicant.

ATTACHMENTS:

- A. Resolution No. 2018-118
- B. Resolution No. 2018-130 {EIR}
- C. Ordinance No. 348.4890 {Knox 1}
- D. Ordinance No. 348.4891 {Knox 2}
- E. Ordinance No. 348.4889 {Pinnacle}
- F. Ordinance No. 348.4888 {Dollar General}



Gregory V. Priamos, Director County Counsel 6/19/2018

2
3 **RESOLUTION NO. 2018-118**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(First Cycle of General Plan Amendments for 2018)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
8 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside
9 County Planning Commission in Riverside, California to consider proposed amendments to the Mead
10 Valley Area Plan, Western Coachella Valley Area Plan, Temescal Canyon Area Plan, and Elsinore Area
11 Plan of the Riverside County General Plan; and,

12 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
13 County CEQA implementing procedures have been satisfied; and,

14 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and
15 documentation presented by the public and affected government agencies; and,

16 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable, and if any
17 proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
18 amendments shall not be affected thereby; now, therefore,

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
20 of the County of Riverside in regular session assembled on June 26, 2018 that:

- 21 **A. General Plan Amendment (GPA) No. 1151** amends the current General Plan land use
22 designation of approximately 10 acres from Community Development: Business Park
23 (CD:BP) [0.025 - 0.60 FAR] to Community Development: Light Industrial (CD:LI) [0.25 -
24 0.60 FAR], as shown on Exhibit 3 titled "CZ07872 GPA01151 PM36950 PP25838" attached
25 hereto and incorporated herein by reference. The project site for GPA No. 1151 is located
26 within the Mead Valley Area Plan in the First Supervisorial District, specifically located
27 southerly of Oleander Avenue, northerly of Redwood Drive, westerly of Harvill Avenue,
28 and easterly of Decker Road. GPA No. 1151 is associated with Change of Zone No. 7872,
Plot Plan No. 25838, and Environmental Impact Report No. 546, and is related to GPA No.

FORM APPROVED COUNTY COUNSEL
BY: *Leila J. Moshref-Danesh* 6/18/18
LEILA J. MOSHREF-DANESH DATE

1 1152, Change of Zone No. 7873, and Plot Plan No. 25837, which were considered
2 concurrently with this amendment at the public hearings before the Planning Commission
3 and Board of Supervisors. The Planning Commission recommended tentative approval of
4 the project to the Board of Supervisors on April 4, 2018. The Board of Supervisors
5 tentatively approved GPA No. 1151 on May 22, 2018.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence
7 presented on this matter, both written and oral, including Environmental Impact Report No. 546, that:

- 8 1. The site is located within the Mead Valley Area Plan.
- 9 2. The Mead Valley Area Plan Land Use Map establishes the extent, intensity, and
10 location of land uses within the Mead Valley area.
- 11 3. GPA No. 1151 is an Entitlement/Policy Amendment.
- 12 4. The project site has an existing General Plan land use designation of Community
13 Development: Business Park (BP) [0.025 - 0.60 FAR] and Community
14 Development: Light Industrial (LI) [0.25 - 0.60 FAR].
- 15 5. General Plan Amendment No. 1151 changes a portion of the project site's land use
16 designation from Community Development: Business Park (CD:BP) [0.025 - 0.60
17 FAR] to Community Development: Light Industrial (CD:LI) [0.25 - 0.60 FAR], as
18 shown on Exhibit 3.
- 19 6. The project site is generally surrounded by properties having General Plan land use
20 designations of Community Development: Business Park (BP) [0.025 - 0.60 FAR]
21 and Community Development: Light Industrial (LI) [0.25 - 0.60 FAR] to the north;
22 Community Development: Light Industrial (LI) [0.25 - 0.60 FAR] to the east; Rural
23 Community: Very Low Density Residential (RC:VLDR) to the south; and Rural
24 Community: Very Low Density Residential (RC:VLDR) to the west.
- 25 7. The project site is surrounded by vacant property to the east; vacant property and a
26 water tank to the west; vacant property and single-family residences to the south; and
27 vacant property and a warehouse to the north.

1 8. An Entitlement/Policy General Plan amendment may be approved if the General Plan
2 amendment does not involve a change in or conflict with the Riverside County
3 Vision, any General Planning Principle set forth in General Plan Appendix B, any
4 Foundation Component Designation in the General Plan, the change either
5 contributes to the purposes of the General Plan or, at a minimum, would not be
6 detrimental to them, and an amendment is required to expand basic employment job
7 opportunities and that would improve the ratio of jobs-to-workers in the County.

8 9. GPA No. 1151 does not involve a change in or conflict with the Riverside County
9 Vision, as follows:

10 a. The Riverside County Vision Statement, in its introductory discussion on
11 Risk, provides, "We readily acknowledge that there is a certain degree of risk
12 and uncertainty regarding future expectations, especially as they relate to land
13 resources and how we manage them. At the same time, through the unique
14 planning opportunities present here, we seek to make the risks known and
15 avoid arbitrary and capricious decision making that aggravates the normal
16 risks in human affairs." The project as proposed is not without its risks and
17 potential impacts to the environment, but these have been documented in the
18 Environmental Impact Report and made available for the public and for
19 decision makers on the project to consider.

20 b. On the topic of Air Quality, the Riverside County Vision Statement provides,
21 "Air quality is viewed as such an important factor in quality of life that its
22 measurements are used as a major factor in evaluating the Plan's
23 performance." The General Plan Amendments will change a portion of the
24 project site's land use designation from Community Development: Business
25 Park to Community Development: Light Industrial. The project's
26 Environmental Impact Report provides that the construction and operation of
27 a more traditional business park development with more office type uses
28 would generate more vehicle trips and therefore more vehicle emissions and

1 would present a greater impact to regional air quality compared to the
2 proposed land use, Community Development: Light Industrial (CD:LI) [0.25
3 - 0.60 FAR], and proposed project.

4 c. On the topic of Sustainability and Global Environmental Stewardship, the
5 Riverside County Vision Statement provides, “Measures that reduce carbon
6 emissions and increase energy efficiency are now routinely included in all
7 areas of growth within Riverside County – new development, retrofitting of
8 existing structures, as well as new and ongoing operations.” As is shown in
9 the Climate Action Plan screening tables included with the project
10 Environmental Impact Report, the project is providing certain design and
11 operational measures, such as, but not limited to, enhanced building
12 insulation, higher efficiency HVAC, elimination of turf in favor of drought
13 tolerant plants, and recycling of construction debris, to limit the project’s
14 contribution to greenhouse gas emissions to be consistent with state reduction
15 goals. Additionally, the project has been designed in consideration of the
16 surrounding area with mature landscaping as a buffer to minimize impacts to
17 the surrounding area, which is detailed in the project’s Environmental Impact
18 Report, in particular on aesthetics, local air quality, and noise.

19 d. On the topic of Jobs and the Economy, the Riverside County Vision
20 Statement provides, “Implementation of the RCIP provides a clear picture of
21 the fiscal implications of land use policies and documents the financial, as
22 well as physical and social viability of communities in Riverside County.”
23 The proposed project will provide employment opportunities in the Mead
24 Valley area through warehouse employment, which is a type of use or
25 business that is a growing market in the area.

26 e. For the above reasons, GPA No. 1151 does not involve a change in or conflict
27 with the Riverside County Vision.
28

1 10. GPA No. 1151 will not change or conflict with any principle set forth in General
2 Plan Appendix B. Specifically, GPA No. 1151 is consistent with the following
3 principles:

4 a. General Plan Principle I.C (Maturing Communities) provides for every
5 community to mature in its own way, at its own pace and within its own
6 context. This Principle highlights that communities are not fixed in their
7 development patterns, but that over time may transition, in particular to more
8 urban uses and intensities, while still respecting the existing communities
9 where they meet by transitioning densities and providing buffers where
10 appropriate. Such maturing communities may require changes to land use
11 designations to accommodate for expanding markets in certain industries.
12 The area around the project site, in particular, has experienced an expansion
13 in the demand for warehouses and distribution centers to accommodate
14 regional distribution needs. The project seeks to follow this trend, while
15 implementing design features to create structural and landscaping buffers
16 intended to respect the existing and surrounding communities.

17 b. General Plan Principles in Section VII provide for Economic Development,
18 and aim to expand the current and future economic and employment base
19 within the County to allow residents to both live and work within the County,
20 and to become part of regional, national, and international markets and not
21 just local markets. The proposed project is expected to create warehouse jobs
22 for the Mead Valley area and to support the growth of the distribution
23 industry in the area. Additionally, the Principles for Economic Development
24 encourage locating industrial uses in proximity to freeways and arterial
25 highways, which the project is doing with its location off of Oleander Avenue
26 with close access to Interstate 215.

1 c. For the above reasons, GPA No. 1151 would not involve a change in or
2 conflict with any Riverside County General Planning Principle set forth in
3 General Plan Appendix B.

4 11. GPA No. 1151 would not conflict with any Foundation Component of the General
5 Plan because the proposed land use designation is within the same Foundation
6 Component of the General Plan. Thus, the proposed General Plan Amendment is
7 consistent with the Community Development Foundation.

8 12. GPA No. 1151 will contribute to the purposes of the General Plan and the Mead
9 Valley Area Plan or, at a minimum, would not be detrimental to them. The purposes
10 of the General Plan, which includes the Mead Valley Area Plan, are to set direction
11 for land use and development in strategic locations to provide for the development
12 of the economic base, establish a framework of the transportation system, and the
13 preservation of extremely valuable natural and cultural resources. In addition to
14 making strategic use of the site's access to Interstate 215, the proposed land use is
15 consistent with the land use pattern of the area, specifically the proposed project is
16 consistent with other similar logistic developments found on the same corridor.
17 Furthermore, measures are incorporated in the project's design to enhance land use
18 compatibility with neighboring residential uses. Therefore, GPA No. 1151 will
19 contribute to the purposes of the General Plan and the Mead Valley Area Plan.

20 13. GPA No. 1151 will expand basic employment job opportunities that would improve
21 the ratio of jobs-to-workers in the County. The project site has been vacant since its
22 designation as a Business Park in 2003. In the fifteen years since, the project site has
23 been unable to attract a viable development or project with its current land use
24 designation. The proposed project presents a viable use for the site with a Light
25 Industrial land use designation, with jobs created by the construction of the project
26 and the potential for additional jobs once construction is completed, depending upon
27 the end user of the site. Additionally, the market for warehouse type buildings and
28 uses to operate out of them has been a continuing current trend in the area as is

1 represented with the number of warehouse type buildings along Interstate 215.
2 Comparatively, the amount of traditional business park development with an
3 emphasis on office type uses is not as desirable in the area as evidenced by the
4 proportion of warehouse type buildings to business park/office buildings in the area.
5 Therefore, it is the warehouse building that will create of greater opportunities for
6 employment.

7 14. GPA No. 1151 does not create an internal inconsistency among any of the General
8 Plan Elements.

9 15. GPA No. 1151 will not be detrimental to the public's health, safety, or welfare.

10 16. GPA No. 1151 will have a significant effect on the environment, but most of the
11 potential significant effects will be avoided or substantially lessened (reduced to a
12 level of insignificance) by the mitigation measures listed in Board of Supervisors'
13 Resolution No. 2018-130 Certifying Environmental Impact Report (EIR) No. 546,
14 which is incorporated herein by reference in its entirety.

15 17. EIR No. 546 also addresses potential impacts on Air Quality, Land Use and Planning,
16 Noise, and Transportation, which will be only partially avoided or lessened by the
17 mitigation measures listed in Resolution No. 2018-130. Accordingly, findings and a
18 statement of overriding considerations were included in Resolution No. 2018-130,
19 which are incorporated herein by reference.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it CERTIFIES
21 ENVIRONMENTAL IMPACT REPORT NO. 546 and **ADOPTS** General Plan Amendment No. 1151, as
22 described herein and as shown on Exhibit 3 titled "CZ07872 GPA01151 PM36950 PP25838," incorporated
23 herein by reference.

24 **B. General Plan Amendment (GPA) No. 1152** amends the current General Plan land use
25 designation of approximately 21.52 acres from Community Development: Business Park
26 (CD:BP) [0.025 - 0.60 FAR] to Community Development: Light Industrial (CD:LI) [0.25 -
27 0.60 FAR], as shown on Exhibit 6 titled "CZ07873 GPA01152 PM36962 PP25837" attached
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1 hereto and incorporated herein by reference. The project site for GPA No. 1152 is located
2 within the Mead Valley Area Plan in the First Supervisorial District, specifically located
3 southerly of Oleander Avenue, northerly of Nance Street, westerly of Decker Road, and
4 easterly of Day Street. GPA No. 1152 is associated with Change of Zone No. 7873, Plot
5 Plan No. 25837 and Environmental Impact Report No. 546, and is related to GPA No. 1151,
6 Change of Zone No. 7872, and Plot Plan No. 25838, which were considered concurrently
7 with this amendment at the public hearings before the Planning Commission and Board of
8 Supervisors. The Planning Commission recommended tentative approval of the project to
9 the Board of Supervisors on April 4, 2018. The Board of Supervisors tentatively approved
10 GPA No. 1152 on May 22, 2018.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
12 this matter, both written and oral, including Environmental Impact Report No. 546, that:

- 13 1. The site is located within the Mead Valley Area Plan.
- 14 2. The Mead Valley Area Plan Land Use Map establishes the extent, intensity, and
15 location of land uses within the Mead Valley area.
- 16 3. GPA No. 1152 is an Entitlement/Policy Amendment.
- 17 4. The project site has an existing General Plan land use designation of Community
18 Development: Business Park (CD:BP) [0.025 - 0.60 FAR].
- 19 5. GPA No. 1152 changes the land use designation from Community Development:
20 Business Park (CD:BP) [0.025 - 0.60 FAR] to Community Development: Light
21 Industrial (CD:LI) [0.25 - 0.60 FAR], as shown on Exhibit 6.
- 22 6. The project site is generally surrounded by properties having General Plan land use
23 designations of Community Development: Business Park (CD:BP) [0.025 - 0.60
24 FAR] and Community Development: Light Industrial (CD:LI) [0.25 - 0.60 FAR] to
25 the north; Community Development: Light Industrial (CD:LI) [0.25 - 0.60 FAR] to
26 the east; Rural Community: Very Low Density Residential (RC:VLDR) to the south;
27 and Rural Community: Very Low Density Residential (RC:VLDR) to the west.
28

- 1 7. The project site is surrounded by vacant land to the east; vacant land and a water tank
2 to the west; vacant land and single-family residential to the south; and vacant land
3 and a warehouse to the north.
- 4 8. An Entitlement/Policy General Plan Amendment may be approved if the amendment
5 does not involve a change in or conflict with the Riverside County Vision, any
6 General Planning Principle set forth in General Plan Appendix B, any Foundation
7 Component Designation in the General Plan, the change either contributes to the
8 purposes of the General Plan or, at a minimum, would not be detrimental to them, an
9 amendment is required to expand basic employment job opportunities and that would
10 improve the ratio of jobs-to-workers in the County.
- 11 9. GPA No. 1152 does not involve a change in or conflict with the Riverside County
12 Vision, as follows:
- 13 a. The Riverside County Vision Statement, in its introductory discussion on
14 Risk, provides, "We readily acknowledge that there is a certain degree of risk
15 and uncertainty regarding future expectations, especially as they relate to land
16 resources and how we manage them. At the same time, through the unique
17 planning opportunities present here, we seek to make the risks known and
18 avoid arbitrary and capricious decision making that aggravates the normal
19 risks in human affairs." The project as proposed is not without its risks and
20 potential impacts to the environment, but these have been documented in the
21 Environmental Impact Report and made available for the public and for
22 decision makers on the project to consider.
- 23 b. On the topic of Air Quality, the Riverside County Vision Statement provides,
24 "Air quality is viewed as such an important factor in quality of life that its
25 measurements are used as a major factor in evaluating the Plan's
26 performance." The General Plan Amendments will change a portion of the
27 project site's land use designation from Community Development: Business
28 Park to Community Development: Light Industrial. The project's

1 Environmental Impact Report provides that the construction and operation of
2 a more traditional business park development with more office type uses
3 would generate more vehicle trips and therefore more vehicle emissions and
4 would present a greater impact to regional air quality compared to the
5 proposed land use, Community Development: Light Industrial (CD:LI) [0.25
6 - 0.60 FAR], and proposed project.

7 c. On the topic of Sustainability and Global Environmental Stewardship, the
8 Riverside County Vision Statement provides, “Measures that reduce carbon
9 emissions and increase energy efficiency are now routinely included in all
10 areas of growth within Riverside County – new development, retrofitting of
11 existing structures, as well as new and ongoing operations.” As is shown in
12 the Climate Action Plan screening tables included with the project
13 Environmental Impact Report, the project is providing certain design and
14 operational measures, such as, but not limited to, enhanced building
15 insulation, improved HVAC efficiency, elimination of turf in favor of
16 drought tolerant plants, and recycling of construction debris, to limit the
17 project’s contribution to greenhouse gas emissions to be consistent with state
18 reduction goals. Additionally, the project has been designed in consideration
19 of the surrounding area with mature landscaping as a buffer to minimize
20 impacts to the surrounding area, which is detailed in the project’s
21 Environmental Impact Report, in particular on aesthetics, local air quality,
22 and noise.

23 d. On the topic of Jobs and the Economy, the Riverside County Vision
24 Statement provides, “Implementation of the RCIP provides a clear picture of
25 the fiscal implications of land use policies and documents the financial, as
26 well as physical and social viability of communities in Riverside County.”
27 The proposed project will provide employment opportunities in the Mead
28

1 Valley area through warehouse employment, which is a type of use or
2 business that is a growing market in the area.

3 e. For the above reasons, GPA No. 1152 does not involve a change in or conflict
4 with the Riverside County Vision.

5 10. GPA No. 1152 will not change or conflict with any principle set forth in General
6 Plan Appendix B. Specifically, GPA No. 1152 is consistent with the following
7 principles:

8 a. General Plan Principle I.C (Maturing Communities) provides for every
9 community to mature in its own way, at its own pace and within its own
10 context. This Principle highlights that communities are not fixed in their
11 development patterns, but that over time may transition, in particular to more
12 urban uses and intensities, while still respecting the existing communities
13 where they meet by transitioning densities and providing buffers where
14 appropriate. Such maturing communities may require changes to land use
15 designations to accommodate for expanding markets in certain industries.
16 The area around the project site, in particular, has experienced an expansion
17 in the demand for warehouses and distribution centers to accommodate
18 regional distribution needs. The project seeks to follow this trend, while
19 implementing design features to create structural and landscaping buffers
20 intended to respect the existing and surrounding communities.

21 b. General Plan Principles in Section VII provide for Economic Development
22 and aim to expand the current and future economic and employment base
23 within the County to allow residents to both live and work within the County,
24 and to become part of regional, national, and international markets and not
25 just local markets. The proposed project is expected to create warehouse jobs
26 for the Mead Valley area and to support the growth of the distribution
27 industry in the area. Additionally, the Principles for Economic Development
28 encourage locating industrial uses in proximity to freeways and arterial

1 highways, which the project is doing with its location off of Oleander Avenue
2 with close access to Interstate 215.

3 c. For the above reasons, GPA No. 1152 would not involve a change in or
4 conflict with any Riverside County General Planning Principles set forth in
5 General Plan Exhibit B.

6 11. GPA No. 1152 would not conflict with any Foundation Component of the General
7 Plan because the proposed land use designation is within the same Foundation
8 Component of the General Plan. Thus, the proposed General Plan Amendment is
9 consistent with the Community Development Foundation.

10 12. GPA No. 1152 will contribute to the purposes of the General Plan and the Mead
11 Valley Area Plan or, at a minimum, would not be detrimental to them. The purposes
12 of the General Plan, which includes the Mead Valley Area Plan, are to set direction
13 for land use and development in strategic locations to provide for the development
14 of the economic base, establish a framework of the transportation system, and the
15 preservation of extremely valuable natural and cultural resources. In addition to
16 making strategic use of the site's access to Interstate 215, the land use pattern of the
17 area, the proposed project is consistent with other similar logistic developments
18 found on the same corridor. Furthermore, measures are incorporated in the project's
19 design to enhance land use compatibility with neighboring residential uses.
20 Therefore, GPA No. 1152 will contribute to the purposes of the General Plan and the
21 Mead Valley Area Plan.

22 13. GPA No. 1152 will expand basic employment job opportunities that would improve
23 the ratio of jobs-to-workers in the County. The project site has been vacant since its
24 designation as a Business Park in 2003. In the fifteen years since, the project site has
25 been unable to attract a viable development or project with its current land use
26 designation. The proposed project presents a viable use for the site with a Light
27 Industrial land use designation, with jobs created by the construction of the project
28 and the potential for additional jobs once construction is completed, depending upon

1 the end user of the site. Additionally, the market for warehouse type buildings and
2 uses to operate out of them has been a continuing current trend in the area as is
3 represented with the number of warehouse type buildings along Interstate 215.
4 Comparatively, the amount of traditional business park development with an
5 emphasis on office type uses is not as desirable in the area as evidenced by the
6 proportion of warehouse type buildings to business park/office buildings in the area.
7 Therefore, it is the warehouse building that is more capable at creating greater
8 employment sooner.

- 9 14. GPA No. 1152 does not create an internal inconsistency among any of the General
10 Plan Elements.
- 11 15. GPA No. 1152 will not be detrimental to the public's health, safety, or welfare.
- 12 16. GPA No. 1152 will have a significant effect on the environment, but most of the
13 potential significant effects will be avoided or substantially lessened (reduced to a
14 level of insignificance) by the mitigation measures listed in Board of Supervisors'
15 Resolution No. 2018-130 Certifying Environmental Impact Report (EIR) No. 546,
16 which is incorporated herein by reference in its entirety.
- 17 17. EIR No. 546 also addresses potential impacts on Air Quality, Land Use and Planning,
18 Noise, and Transportation, which will be only partially avoided or lessened by the
19 mitigation measures listed in Resolution No. 2018-130. Accordingly, findings and a
20 statement of overriding considerations were included in Resolution No. 2018-130.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES**
22 ENVIRONMENTAL IMPACT REPORT NO. 546 and **ADOPTS** General Plan Amendment No. 1152, as
23 described herein and as shown on Exhibit 6 titled "CZ07873 GPA01152 PM36962 PP25837," incorporated
24 herein by reference.

- 25 **C. General Plan Amendment (GPA) No. 1135** amends the current General Plan land
26 use designation of approximately 117.99 acres from Community Development:
27 Medium Density Residential (CD:MDR) [2 – 5 Dwelling Units/Acre] to Community
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1 Development: Medium High Density Residential (CD:MHDR) [5-8 Dwelling
2 Units/Acre] and Open Space: Recreation (OS:R), as reflected in the Land Use Plan
3 for Specific Plan No. 386 and as shown on Exhibit 6 titled "CZ07850 GPA01135
4 SP00386 PM37191," attached hereto and incorporated herein by reference. The
5 project site is located within the Western Coachella Valley Area Plan in the Fourth
6 Supervisorial District, specifically located Southerly of Ramon Road and easterly of
7 Monterey Avenue. GPA No. 1135 is associated with Specific Plan No. 386, Change
8 of Zone No. 7850, Tentative Parcel Map No. 37191, and Environmental Assessment
9 (EA) No. 42661, which were considered concurrently with this amendment at a public
10 hearing before the Board of Supervisors as a Fast Track project (Fast Track No. 2014-
11 01). Based on the findings provided in the staff report as well as EA No. 42661, the
12 proposed map and design of Parcel Map No. 37191 is consistent with the County's
13 General Plan and Specific Plan No. 386. The site of the proposed map is physically
14 suitable for the type and proposed density of the development. Based on the findings
15 provided in EA No. 42661, the design of Parcel Map No. 37191 is not likely to cause
16 substantial environmental damage or substantially and avoidable injure fish or
17 wildlife or their habitat, or serious public health problems. In addition, the design of
18 Parcel Map No. 37191 will not conflict with easements, acquired by the public at
19 large, for access through or use of, property within the subdivision. The Board of
20 Supervisors tentatively approved General Plan Amendment No. 1135 on May 1, 2018.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
22 this matter, both written and oral, including Environmental Assessment No. 42661, that:

- 23 1. The site is located within the Western Coachella Valley Area Plan.
- 24 2. The Western Coachella Valley Area Plan Land Use Map establishes the extent,
25 intensity, and location of land uses within the Western Coachella Valley area.
- 26 3. GPA No. 1135 is an Entitlement/Policy Amendment.
- 27 4. The project site has an existing General Plan land use designation of Community
28 Development: Medium Density Residential (CD:MDR) [2 – 5 Dwelling Units/Acre].

- 1 5. GPA No. 1135 changes the project site's land use designation to Community
2 Development: Medium High Density Residential (CD:MHDR) [5-8 Dwelling
3 Units/Acre] and Open Space: Recreation (OS:R), as shown on Exhibit 6.
- 4 6. The project site is generally surrounded by properties having General Plan land use
5 designations of Community Development: Commercial Retail (CD:CR) and
6 Community Development: Very Low Density Residential (CD:VLDR) to the north;
7 and Community Development: Medium Density Residential (CD:MDR) to the east,
8 south, and west.
- 9 7. The project site is surrounded by vacant land to the north and east; and residential to
10 the south and west.
- 11 8. An Entitlement/Policy Amendment may be approved if the amendment does not
12 involve a change in or conflict with the Riverside County Vision, any General
13 Planning Principle set forth in General Plan Appendix B, any Foundation Component
14 Designation in the General Plan, the change either contributes to the purposes of the
15 General Plan or, at a minimum, would not be detrimental to them, and special
16 circumstances or conditions have emerged that were unanticipated when preparing
17 the General Plan.
- 18 9. GPA No. 1135 does not involve a change in or conflict with the Riverside County
19 Vision, as follows:
 - 20 a. The Riverside County Vision, in its discussion on Population Growth,
21 specifically provides, "New growth patterns no longer reflect a pattern of
22 random sprawl. Rather, they follow a framework of transportation and open
23 space corridors, with concentrations of development that fit into that
24 framework. In other words, important open space and transportation
25 corridors define growth areas," and "Growth focus in Riverside County is on
26 quality, not on frustrating efforts to halt growth," and "Population growth
27 continues and is focused where it can best be accommodated," and "Growth
28 is well coordinated between cities and Riverside County and they jointly

1 influence periodic state and regional growth forecasts affecting Riverside
2 County and its cities.” The project will be located adjacent to a similar type
3 of residential development with a similar density. The project requires the
4 development of a well-designed, quality community. In addition, the project
5 is designed to support a variety of transportation choices including walking,
6 biking, and the automobile by providing trails, bike paths, and circulation for
7 automobiles. The project will also coordinate transportation with local and
8 regional agencies where possible in order to maximize integration of the
9 project with local transportation planning and implementation efforts.

10 b. On the topic of Healthy Communities, the Riverside County Vision provides,
11 "Communities are developed so that they support and encourage residents to
12 be more physically active; achieved by increasing the number of and access
13 to active parks and trails, creating new passive open spaces, working with
14 schools to open up school yards as parks, and promoting well balanced
15 transportation networks with an equity between vehicle, public transit,
16 bicycling and walking networks." The project, through its designation and
17 distribution of active park areas, community center, connecting trails and
18 sidewalks, and open space meets this provision of the Riverside County
19 Vision.

20 c. There are no other provisions or statements within the Riverside County
21 Vision that GPA No. 1135 is inherently inconsistent with. Therefore, GPA
22 No. 1135 would not conflict with the Riverside County Vision.

23 10. GPA No. 1135 will not change or conflict with any principle set forth in General
24 Plan Appendix B, as follows:

25 a. GPA No. 1135 implements the Principle for Maturing Communities for every
26 community to mature in its own way, at its own pace and within its own
27 context. This Principle highlights that communities are not fixed in their
28 development patterns, but that over time may transition, in particular to more

1 urban intensities, while still respecting the existing communities where they
2 meet by transitioning densities and providing buffers where appropriate.. The
3 project continues the pattern of development in the adjacent area by
4 expanding on the residential use located to the west, between the project site
5 and Interstate 10, and to the south. The project transitions a vacant site into
6 a medium high density residential community that incorporates open space
7 and drainage components that respect and buffers the abutting open space
8 areas to the east and rural residential areas to the north.

- 9 b. GPA No. 1135 implements the Principle for Efficient Land Use, which
10 encourages compact development and increased densities. The project
11 proposes to increase the land use density from 2-5 dwelling units per acre to
12 5-8 dwelling units per acre, therefore allowing for the development of more
13 residential units. The project also incorporates open space and public facility
14 land uses that support the community. The increase in residential density and
15 incorporation of multiple land uses provides for efficient land use.
- 16 c. GPA No. 1135 implements the Principle for Environmentally Sensitive
17 Design, which aims to preserve significant environmental features where
18 possible through the project's inclusion of areas of open space.
- 19 d. GPA No. 1135 implements the Principle for Community Open Space with its
20 provision of a number of designated park areas that would provide a variety
21 of amenities and facilities.
- 22 e. GPA No. 1135 meets the Principle of encouraging a wide range of housing
23 opportunities for residents in a wider range of economic circumstances. The
24 project provides for various lot configuration options, and single-family
25 residences may be developed as one- or two-story buildings with four
26 architectural styles. Additionally, the proposed increase in residential density
27 will provide for a variety housing choices that are often used for more
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1 compact development, as compared to the residential development to the
2 west and south, which have a lower residential density.

3 f. There are no other Principles that the General Plan Amendment inherently
4 conflicts with. Therefore, General Plan Amendment No. 1135 would not
5 conflict with the Riverside County General Plan Principles.

6 11. GPA No. 1135 would not conflict with any Foundation Component of the General
7 Plan because, as provided in the General Plan Administrative Element, the change
8 of a portion of the site within Specific Plan No. 386 into the Open Space Foundation
9 is deemed and processed as an Entitlement/Policy Amendment. Further, the
10 remainder of the site will remain under the Community Development Foundation.
11 Thus, the proposed amendment is consistent with the Community Development
12 Foundation Component.

13 12. GPA No. 1135 will contribute to achievement of the purposes of the General Plan
14 and the Western Coachella Valley Area Plan or, at a minimum, would not be
15 detrimental to the them as described below:

16 a. The Western Coachella Valley Area Plan discusses the focus on growth in
17 areas well served by public facilities and services or where they can readily
18 be provided. Development is concentrated in key unincorporated areas
19 located near existing development and major roadways. Residential land
20 uses provide for a variety of densities, which in turn provide for a variety of
21 housing choices. The rural and open space character of remote areas is
22 protected through the use of appropriate rural and open space land use
23 designations. The proposed project will provide for a residential master-
24 planned community with a variety of housing types consisting of a maximum
25 of 590 residences. The project will also provide for various lot configuration
26 options for one- and two-story single-family residences with different
27 architectural styles. Such variety is intended to provide a wide range of
28 housing opportunities that will allow appropriate responses to market demand

1 and the needs of the community's future residents. Therefore, GPA No. 1135
2 will contribute to achievement of the purposes of the General Plan and the
3 Western Coachella Valley Area Plan.

4 13. Special Circumstances or conditions have emerged that were unanticipated in
5 preparing the Riverside County General Plan as described below. The Western
6 Coachella Valley Area Plan discusses the focus on growth in areas well served by
7 public facilities and services or where public facilities and services can be readily be
8 provided. The project site is designated by the General Plan as CD:MDR, but market
9 demand and community needs no longer support the intensity of the current land use
10 designation. This new condition was not anticipated in the preparation of the General
11 Plan; therefore, in response to this change in condition, the land use intensity is
12 proposed to increase, in order to incorporate a variety and a wide range of housing
13 opportunities located near existing development and major roadways. GPA No. 1135
14 does not create an internal inconsistency among any of the General Plan Elements.

15 14. GPA No. 1135 will not be detrimental to the public health, safety, or welfare.

16 15. Environmental Assessment (EA) No. 42661, a copy of which is attached hereto and
17 incorporated herein by reference, determined that GPA No. 1135 could have
18 potentially significant impacts on Aesthetics, Air Quality, Biological Resources,
19 Cultural Resources, Geology and Soils, Greenhouse Gas, Hydrology and Water
20 Quality, Noise, Public Services, Transportation and Traffic, and Tribal Cultural
21 Resources. However, it was determined that these impacts would be mitigated to a
22 level of non-significance through the application of the measures indicated in the
23 initial study. The initial study resulted in preparation of a Mitigated Negative
24 Declaration of environmental effects and a determination that GPA No. 1135 would
25 not have a significant effect on the environment.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
27 Negative Declaration for Environmental Assessment No. 42661, based on the findings incorporated in the
28 initial study, and **ADOPTS** General Plan Amendment No. 1135, as described herein and as shown on the

1 Specific Plan Land Use Plan and Exhibit 6, titled "CZ07850 GPA01135 SP0386 PM37191," attached hereto
2 and incorporated herein by reference.

3 **D. General Plan Amendment (GPA) No. 1203** amends the current General Plan land use
4 designation of approximately 14.81 acres from Community Development: Business Park
5 (CD:BP) [0.25 - 0.60 FAR] to Community Development: Medium High Density Residential
6 (CD:MHDR) [5 -8 Dwelling Units/Acre], as shown on Exhibit 5 titled "CZ07913
7 GPA01203 TR37153 PP26209," attached hereto and incorporated herein by reference. The
8 project site is located within the Temescal Canyon Area Plan in the First Supervisorial
9 District, specifically located northerly of Temescal Canyon Road, westerly of Interstate-15,
10 easterly of Wrangler Way, and southerly of Mojeska Summit Road. GPA No. 1203 is
11 associated with Change of Zone No. 7913, Tentative Tract Map No. 37153, Plot Plan No.
12 26209, and Environmental Assessment (EA) No. 42924, which were considered
13 concurrently with this amendment at the public hearings before the Planning Commission
14 and Board of Supervisors. The Planning Commission recommended tentative approval of
15 the project to the Board of Supervisors on February 7, 2018. The Board of Supervisors
16 tentatively approved GPA No. 1203 on June 5, 2018.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
18 this matter, both written and oral, including Environmental Assessment No. 42924, that:

- 19 1. The site is located within the Temescal Canyon Area Plan.
- 20 2. The Temescal Canyon Area Plan Land Use Map establishes the extent, intensity, and
21 location of land uses within the Temescal Canyon area.
- 22 3. General Plan Amendment No. 1203 is an Entitlement/Policy Amendment.
- 23 4. The project site has an existing General Plan land use designation of Community
24 Development: Business Park (CD:BP) [0.25 - 0.60 FAR].
- 25 5. General Plan Amendment No. 1203 changes the land use designation of the project
26 site to Community Development: Medium High Density Residential (CD:MHDR)
27 [5 -8 Dwelling Units/Acre], as shown on Exhibit 5.

- 1 6. The project site is generally surrounded by properties having General Plan land use
2 designations of Community Development: Medium Density (CD:MDR) to the north;
3 Community Development: Light Industrial (CD:LI) to the east; Community
4 Development: Light Industrial (CD:LI) and Open Space: Mineral Resources
5 (OS:MIN) to the south; and Community Development: Medium High Density
6 Residential (CD:MHDR) to the west.
- 7 7. The project site is surrounded by single-family residential to the north, mining to the
8 south; Interstate 15, vacant land and a storage yard to the east; and a mobilehome
9 subdivision to the west.
- 10 8. An Entitlement/Policy Amendment may be approved if the amendment does not
11 involve a change in or conflict with the Riverside County Vision, any General
12 Planning Principle set forth in General Plan Appendix B, any Foundation Component
13 Designation in the General Plan, the change either contributes to the purposes of the
14 General Plan or, at a minimum, would not be detrimental to them, and special
15 circumstances or conditions have emerged that were unanticipated when preparing
16 the General Plan.
- 17 9. General Plan Amendment No. 1203 does not change or conflict with the Riverside
18 County Vision.
- 19 a. The Riverside County Vision, in its discussion on Population Growth,
20 provides, "New growth patterns no longer reflect a pattern of random
21 sprawl. Rather, they follow a framework of transportation and open space
22 corridors, with concentrations of development that fit into that framework.
23 In other words, important open space and transportation corridors define
24 growth areas." While the project is not located with immediate access to a
25 transportation corridor (Interstate-15), it is located adjacent to one with
26 nearby access. Further, in its discussion on Population Growth, the
27 Riverside County Vision provides that the focus on growth is on quality
28 development, not on halting growth. The project proposes a well-designed,

1 quality community through the layout of the residences, building
2 architecture, amenities included, and parking proposed.

3 b. On the topic of Our Communities and Their Neighborhoods, the Riverside
4 County Vision provides, “The planning process continues to refine
5 acceptable densities as a means of accommodating additional growth so that
6 the extensive permanent open space that now exists can be sustained.” The
7 project is an example of this part of the Riverside County Vision with its
8 relatively higher densities to accommodate for growth across all income
9 groups via detached single-family condominium units while also preserving
10 open space areas in the southern portion of the site. The project site utilizes
11 the existing natural setting by avoiding the existing drainage area where
12 possible, excluding the road to access the project.

13 c. On the topic of Healthy Communities, the Riverside County Vision provides,
14 “Communities are developed so that they support and encourage residents to
15 be more physically active; achieved by increasing the number of and access
16 to active parks and trails, creating new passive open spaces, working with
17 schools to open up school yards as parks, and promoting well balanced
18 transportation networks with an equity between vehicle, public transit,
19 bicycling and walking networks.” The project, with its recreation amenities
20 meets this provision of the Riverside County Vision.

21 d. There are no other provisions or statements within the Riverside County
22 Vision that the General Plan Amendment is inherently inconsistent with.
23 Therefore, the proposed General Plan Amendment would not conflict with
24 the Riverside County Vision.

25 10. GPA No. 1203 will not change or conflict with any principle set forth in General
26 Plan Appendix B, as follows:

27 a. GPA No. 1203 implements the Principle for Maturing Communities for every
28 community to mature in its own way, at its own pace and within its own

1 context. This Principle highlights that communities are not fixed in their
2 development patterns, but that over time may transition, in particular to more
3 urban intensities, while still respecting the existing communities where they
4 meet by transitioning densities and providing buffers where appropriate. This
5 project includes open space features to allow for buffering between the
6 residences and surrounding properties and roads.

7 b. GPA No. 1203 implements the Principle for Efficient Land Use which
8 encourages compact development and increased densities by proposing a
9 condominium style single family residence rather than a more typical, larger
10 lot single family residence.

11 c. GPA No. 1203 implements the Principle for Environmentally Sensitive
12 Design which aims to preserve significant environmental features where
13 possible through the project's inclusion of large areas of conserved open
14 space.

15 d. GPA No. 1203 implements the Principle for Habitat Preservation which seeks
16 preservation of natural systems through the project's inclusion of the southern
17 drainage area as open space.

18 e. GPA No. 1203 implements the Principle for Community Open Space with its
19 provision of recreation amenities and facilities.

20 f. GPA No. 1203 meets the Principle of encouraging a wide range of housing
21 opportunities for residents in a wider range of economic circumstances by
22 proposing a condominium style single family residence rather than a more
23 typical, larger lot single family residence.

24 g. There are no Principles that the General Plan Amendment inherently conflicts
25 with. Therefore, the proposed General Plan Amendment would not conflict
26 with the Riverside County General Planning Principles set forth in General
27 Plan Appendix B.

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- 1 11. GPA No. 1203 does not conflict with any Foundation Component of the General
2 because the proposed land use designation would be within the same Foundation
3 Component. Thus, the proposed amendment is consistent with the Community
4 Development Foundation.
- 5 12. GPA No. 1203 will contribute to achievement of the purposes of the General Plan
6 and the Temescal Canyon Area Plan or, at a minimum, would not be detrimental to
7 the them as described below:
- 8 a. GPA No. 1203 would maintain the primarily suburban style residential
9 atmosphere of the community that exists in the area, thus creating a
10 compatible land use pattern that assists in protecting public health, safety, and
11 welfare which is the foundational purpose of a General Plan.
- 12 b. Additionally, the purpose of the General Plan is to set direction for land use
13 and development in strategic locations, development of the economic base,
14 establish a framework of the transportation system, and the preservation of
15 extremely valuable natural and cultural resources it contains. The project is
16 strategically planning for land uses in the area by considering the viability of
17 a commercial use under the current General Plan land use designation of
18 Business Park (BP) compared to the proposed land use designation of
19 Medium High Density Residential (MHDR). Therefore, GPA No. 1203 will
20 contribute to achievement of the purposes of the General Plan and the
21 Temescal Canyon Area Plan.
- 22 13. Special Circumstances or conditions have emerged that were unanticipated in
23 preparing the Riverside County General Plan as described below:
- 24 a. The project site was previously approved under Plot Plan No. 23358 for a
25 commercial office center consisting of 9 buildings and totaling nearly 84,000
26 square feet of building area in 2011. Following this approval, no further
27 action was taken to develop the site in accordance with the approved Plot
28 Plan.

1 b. A Demographic Marketing Report was commissioned by the applicant and
2 prepared by Derrigo Studies in October 2016 for the project to analyze the
3 demographics of the surrounding area to determine the viability of the project
4 site for retail or office use. The report concluded that based on the limited
5 access to the site due to no immediate freeway entrance, one existing grocery
6 store and shopping center already serving the general area, and a limited
7 projected trade area population to support a second center, that these factors
8 represent a diminished viability for commercial uses at the project site.

9 14. GPA No. 1203 does not create an internal inconsistency among any of the General
10 Plan Elements.

11 15. GPA No. 1203 will not be detrimental to the public health, safety, or welfare.

12 16. Environmental Assessment (EA) No. 42924, a copy of which is attached hereto and
13 incorporated herein by reference, determined that GPA No. 1203 could have
14 potentially significant impacts on Biological Resources, Cultural Resources, and
15 Noise. However, it was determined that these impacts would be mitigated to a level
16 of non-significance through the application of the measures indicated in the initial
17 study. The initial study resulted in preparation of a Mitigated Negative Declaration
18 of environmental effects and a determination that GPA No. 1203 would not have a
19 significant effect on the environment.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
21 Negative Declaration for Environmental Assessment No. 42924, based on the findings incorporated in the
22 initial study, and **ADOPTS** General Plan Amendment No. 1203, as described herein and as shown on
23 Exhibit 5, titled "CZ07913 GPA01203 TR37153 PP26209," incorporated herein by reference.

24 **E. General Plan Amendment (GPA) No. 1223** proposes to amend the current General Plan
25 land use designation for a portion of the project site of approximately 2 acres from
26 Community Development: Medium Density Residential (CD: MDR) [2 – 5 Dwelling
27 Units/Acre] to Community Development: Commercial Retail (CD: CR)[0.20 - 0.35 FAR],
28 as shown on Exhibit 6 titled "CZ07945 GPA01223 PP26308," attached hereto and

1 incorporated herein by reference. The project site is located within the Elsinore Area Plan
2 in the First Supervisorial District, specifically located northeast of Grand Avenue, west of
3 Vail Street, and east of Turner Street. GPA No. 1223 is associated with Change of Zone No.
4 7945, Plot Plan No. 26308, and Environmental Assessment (EA) No. 43039, which were
5 considered concurrently with this amendment at the public hearings before the Planning
6 Commission and Board of Supervisors. The Planning Commission recommended tentative
7 approval of the project to the Board of Supervisors on April 18, 2018. The Board of
8 Supervisors tentatively approved GPA No. 1223 on May 22, 2018.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
10 this matter, both written and oral, including Environmental Assessment No. 43039, that:

- 11 1. The site is located within the Elsinore Area Plan.
- 12 2. The Elsinore Area Plan Land Use Map establishes the extent, intensity, and location
13 of land uses within the Elsinore area.
- 14 3. GPA No. 1223 is an Entitlement/Policy Amendment.
- 15 4. The project site has an existing General Plan land use designation of Community
16 Development: Medium Density Residential (CD: MDR) [2 – 5 Dwelling
17 Units/Acre].
- 18 5. GPA No. 1223 will result in changing the land use designation of a portion of the
19 project site to Community Development: Commercial Retail (CD: CR)[0.20 - 0.35
20 FAR], as shown on Exhibit 6.
- 21 6. The project site is generally surrounded by properties having General Plan land use
22 designations of Open Space: Conservation (OS:C) to the north; and Community
23 Development: Medium Density Residential (CD:MDR) to the east; Community
24 Development: Light Industrial (CD:LI) to the south; and Community Development:
25 Medium Density Residential (CD:MDR) to the west.
- 26 7. The project site is surrounded by vacant land to the north; a commercial/industrial
27 complex to the south; vacant land and scattered residential dwelling to the east; and
28 vacant land and residential dwelling to the west.

1 8. An Entitlement/Policy Amendment may be approved if the amendment does not
2 involve a change in or conflict with the Riverside County Vision, any General
3 Planning Principle set forth in General Plan Appendix B, any Foundation Component
4 Designation in the General Plan, the change either contributes to the purposes of the
5 General Plan or, at a minimum, would not be detrimental to them, and an amendment
6 is required to expand basic job opportunities that contribute directly to the County's
7 economic base and that would improve the ratio of jobs-to-workers in the County.

8 9. General Plan Amendment No. 1223 does not change or conflict with the Riverside
9 County Vision in the following ways :

10 a. The Riverside County General Plan Vision Statement (“Our Communities
11 and Their Neighborhoods”) provides for “concentrating development where
12 it is most appropriate and still allowing considerable choice in location for
13 individual property owners, developers, and future residents.” This project
14 provides much needed commercial retail development in the Lakeland
15 Village Policy Area. The project continues the trend of commercial
16 development along Grand Avenue, and helps provide additional retail
17 options to the surrounding neighborhood. Additionally, the Lakeland
18 Village Policy Area has inserted this property into the mapping designation
19 layout for commercial development in relation to this proposed project.

20 b. The Riverside County General Plan Vision Statement (“Livable Centers”),
21 provides “We value built environments that are concentrated in and around
22 livable centers that have a diverse mix of uses, unique character, and easy
23 access to a wide range of transportation choices”. This project provides a
24 starting basis for a livable center within the Lakeland Village Policy Area.
25 Establishing a designed commercial business that will enrich the areas
26 environment with its various service of goods for consumers within the
27 surrounding area, a unique character design consistent with the areas design
28

1 guideline, and ease of access from a main transportation corridor, Grand
2 Avenue.

3 10. GPA No. 1223 will not change or conflict with any principle set forth in General
4 Plan Appendix B, as follows:

5 a. The Community Development Principles category – Maturing Communities
6 provides, “every community in the County is maturing in its own way, at its
7 own pace and within its own context. Policies and programs should be
8 tailored to local needs in order to accommodate the particular level of
9 anticipated maturation in any given community.” The Project proposed here
10 is in conjunction with the Lakeland Village Policy Area for commercial
11 development. It provides desired growth and maturity for a unique
12 community while also establishing a community design for development in
13 the future. The Project has been designed to be consistent with the approved
14 guidelines and features of the Lakeland Village and Wildomar Design
15 Guidelines.

16 b. The second Principle is within the Economic Development Principles
17 category – General, Commerce, and Industrial Development, and provides,
18 “Provide employment-generating uses in Riverside County, with capacity for
19 enough jobs to employ the workers who live in Riverside County to the
20 maximum extent possible...Stimulate use of practical incentives for business
21 development, and avoid disincentives” and “Stimulate industrial/business-
22 type clusters that facilitate competitive advantage in the market place, are
23 appropriate for this County, provide attractive and well landscaped work
24 environments, and fit with the character of our varied communities.” The
25 Project will stimulate employment growth and provide a beginning stimulus
26 point for possible future development within the Lakeland Village
27 community. The Project uses the existing transportation corridor of Grand
28 Avenue without comprising current traffic flows. The Project will also

1 provide immediate services of goods to the scattered residences and future
2 residential developments growing area of Lakeland Village. In turn, the
3 project will provide jobs for those existing and future residential
4 developments and may also attract further commercial development in the
5 future.

6 11. GPA No. 1223 would not conflict with any Foundation Component of the General
7 because the proposed change does not involve a change in or conflict with any
8 Foundation Component designation in the General Plan. The General Plan
9 Amendment involves a change of the land use designation within the same
10 Foundation Component of Community Development, from Medium Density
11 Residential to Commercial Retail. There is no change to the Foundation Component;
12 therefore, the project is consistent.

13 12. GPA No. 1223 will contribute to achievement of the purposes of the General Plan
14 and the Elsinore Area Plan or, at a minimum, would not be detrimental to them as
15 described below:

16 a. GPA No. 1223 reflects the desire and need associated with the Lakeland Village
17 Policy Area for commercial uses along Grand Avenue. The Lakeland Village
18 Policy Area allows for various areas of development, known as Gateways, which
19 encourage a mix of uses that may include a combination of business, office,
20 retail, commercial, community facilities, and residential uses that are physically
21 and functionally integrated. The intent is to designate areas where a mixture of
22 residential or commercial uses can be developed. The project is located near
23 existing large residential developments and across from industrial areas, so the
24 proposed commercial use at this location furthers the intent of the policy area
25 with a blend of uses to support the community. Therefore, GPA No. 1223 will
26 contribute to achievement of the purposes of the General Plan and the Elsinore
27 Area Plan.
28

1 13. An amendment is required to expand basic job opportunities that contribute directly
2 to the County's economic base and that would improve the ratio of jobs-to-workers
3 in the County. The Project will provide short-term construction jobs and long-term
4 permanent jobs of employment at the retail store; plus jobs for delivery or trucking
5 businesses needed to resupply stocks at the retail store. Both the short-term and long-
6 term job opportunities will help to improve the ratio of jobs to workers in the area,
7 and will contribute directly to the employment and development of workers in the
8 County.

9 14. GPA No. 1223 does not create an internal inconsistency among any of the General
10 Plan Elements.

11 15. GPA No. 1223 will not be detrimental to the public health, safety, or welfare.

12 16. The findings of Environmental Assessment (EA) No. 43039, a copy of which is
13 attached hereto and incorporated herein by reference, determined that this General
14 Plan Amendment would not have a significant effect on the environment and resulted
15 in the preparation of a Negative Declaration.

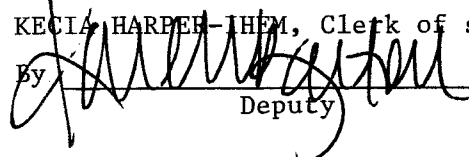
16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
17 Declaration for Environmental Assessment No. 43039, based on the findings incorporated in the initial
18 study, and **ADOPTS** General Plan Amendment No. 1223, as described herein and as shown on Exhibit 6,
19 titled "CZ07945 GPA01223 PP26308," incorporated herein by reference.

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

23 ROLL CALL:

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

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

By 
Kecia Harper-Ihem, Clerk of said Board
Deputy

RIVERSIDE COUNTY PLANNING DEPARTMENT

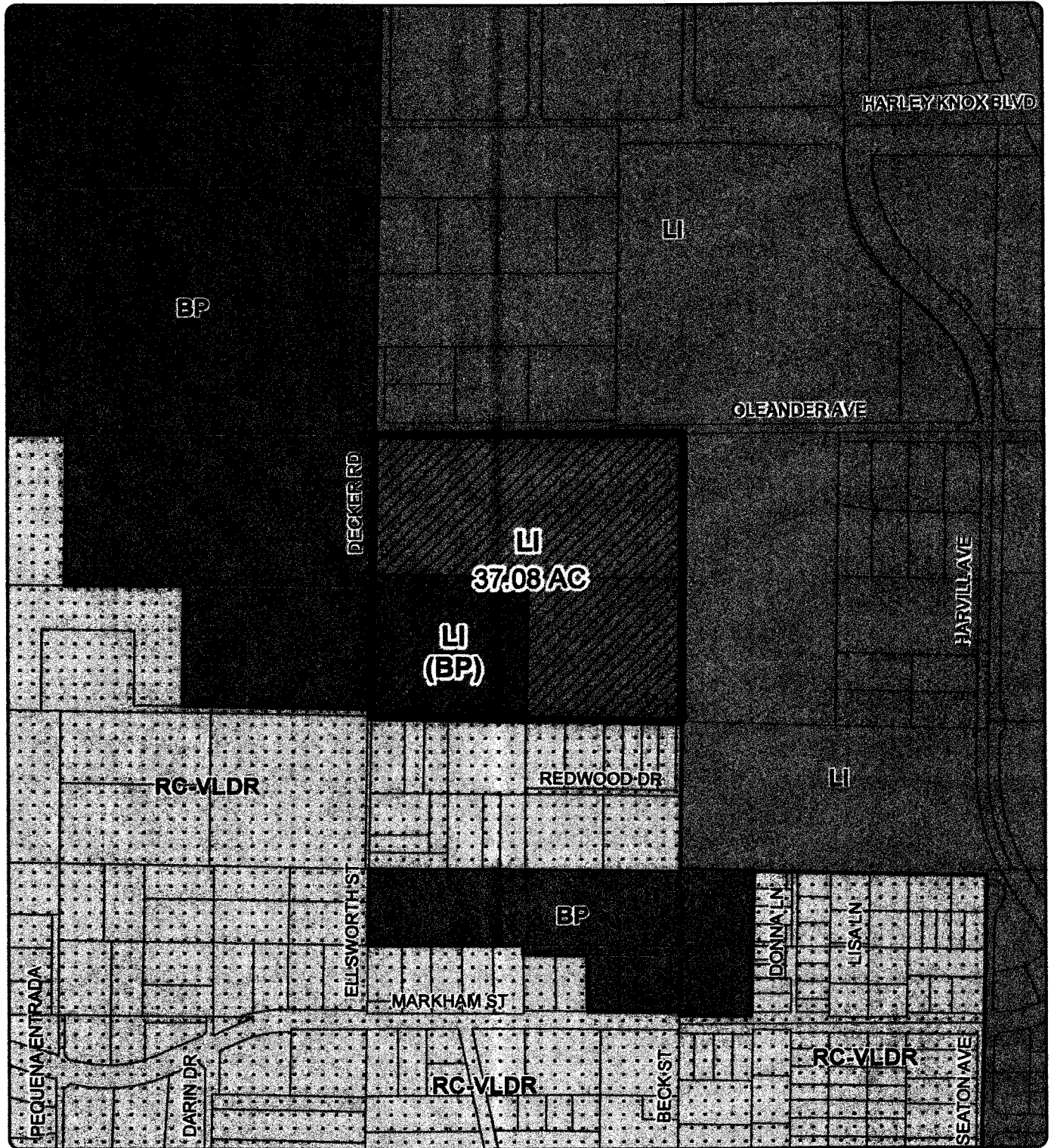
CZ07872 GPA01151 PM36950 PP25838

Date Drawn: 3/28/2018

Supervisor: Jeffries
District 1

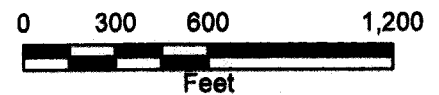
PROPOSED GENERAL PLAN

Exhibit 3



Zoning Ares: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

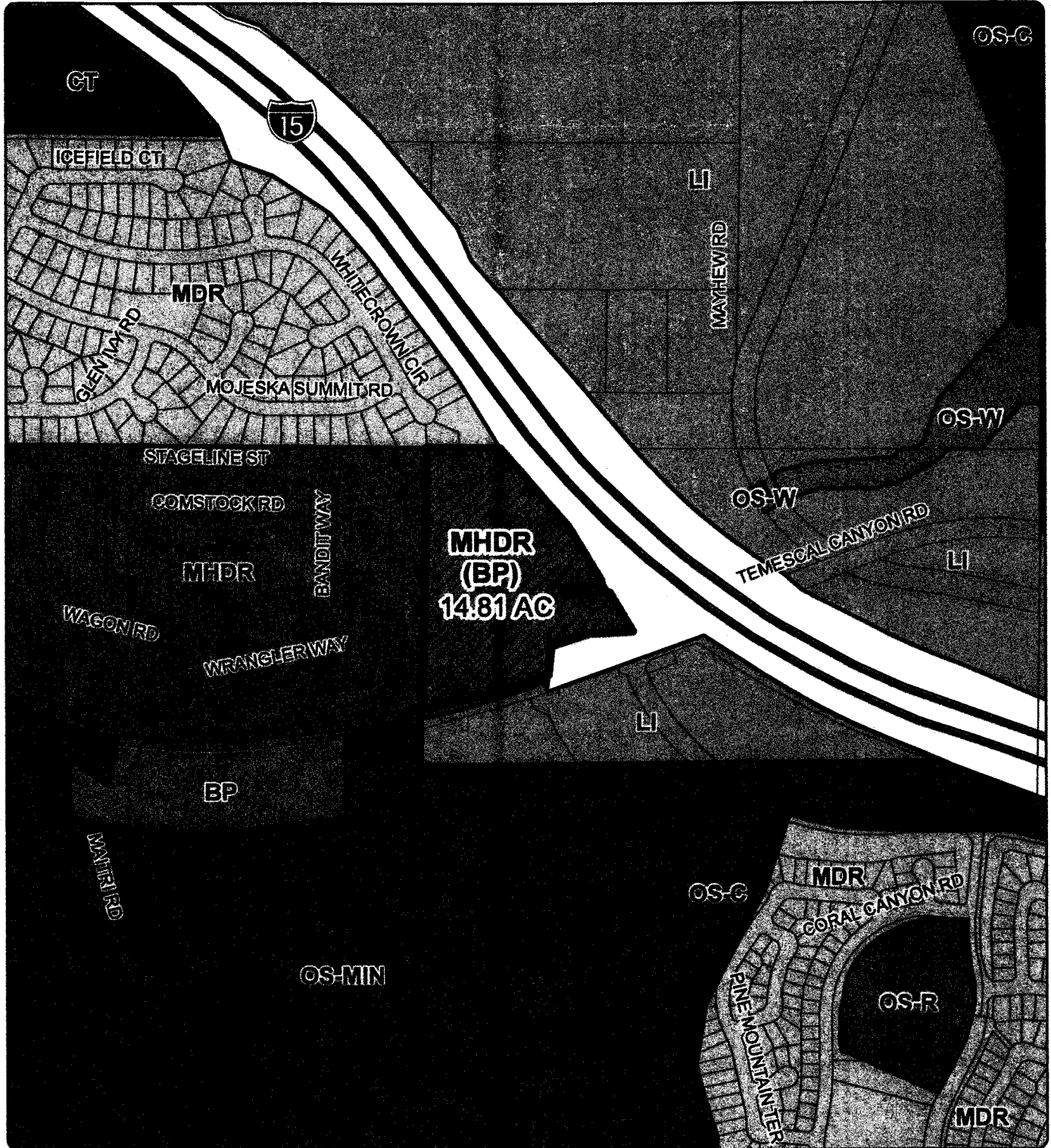
CZ07913 GPA01203 TR37153 PP26209

Date Drawn: 10/04/2017

Supervisor: Jeffries
District 1

PROPOSED GENERAL PLAN

Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcilma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

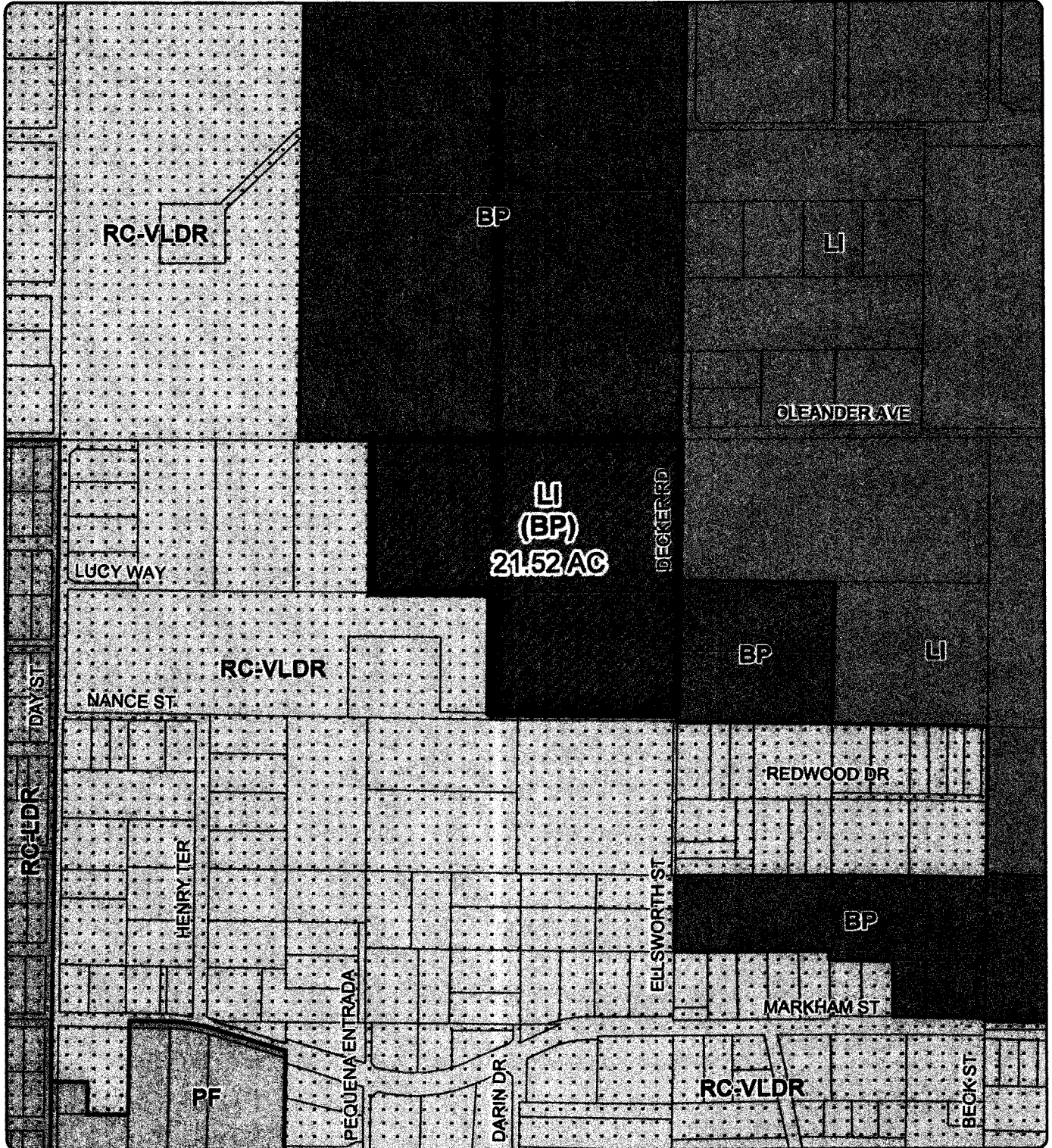
CZ07873 GPA01152 PM36962 PP25837

Date Drawn: 3/27/2018

Supervisor: Jeffries
District 1

PROPOSED GENERAL PLAN

Exhibit 6



Zoning Dist: Mead Valley

Author: Vinnie Nguyen

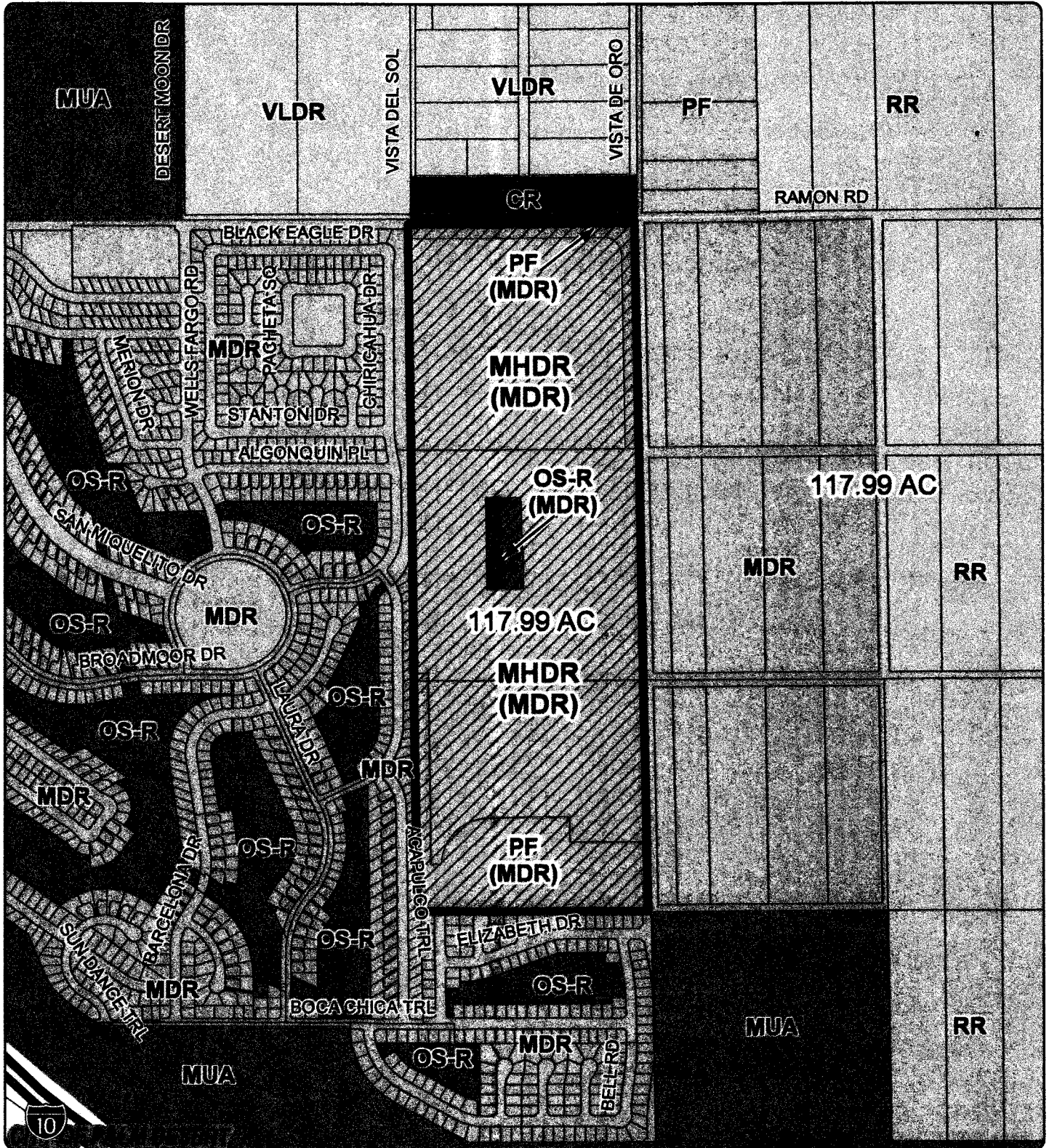


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplna.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07850 GPA01135 SP0386 PM37191
 PROPOSED GENERAL PLAN

Supervisor: Perez
 District 4

Date Drawn: 6/18/2018
 Exhibit 6



Zoning Dist: Thousand Palms

Author: V.Nguyen/S.Spadafora



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.csrms.org>

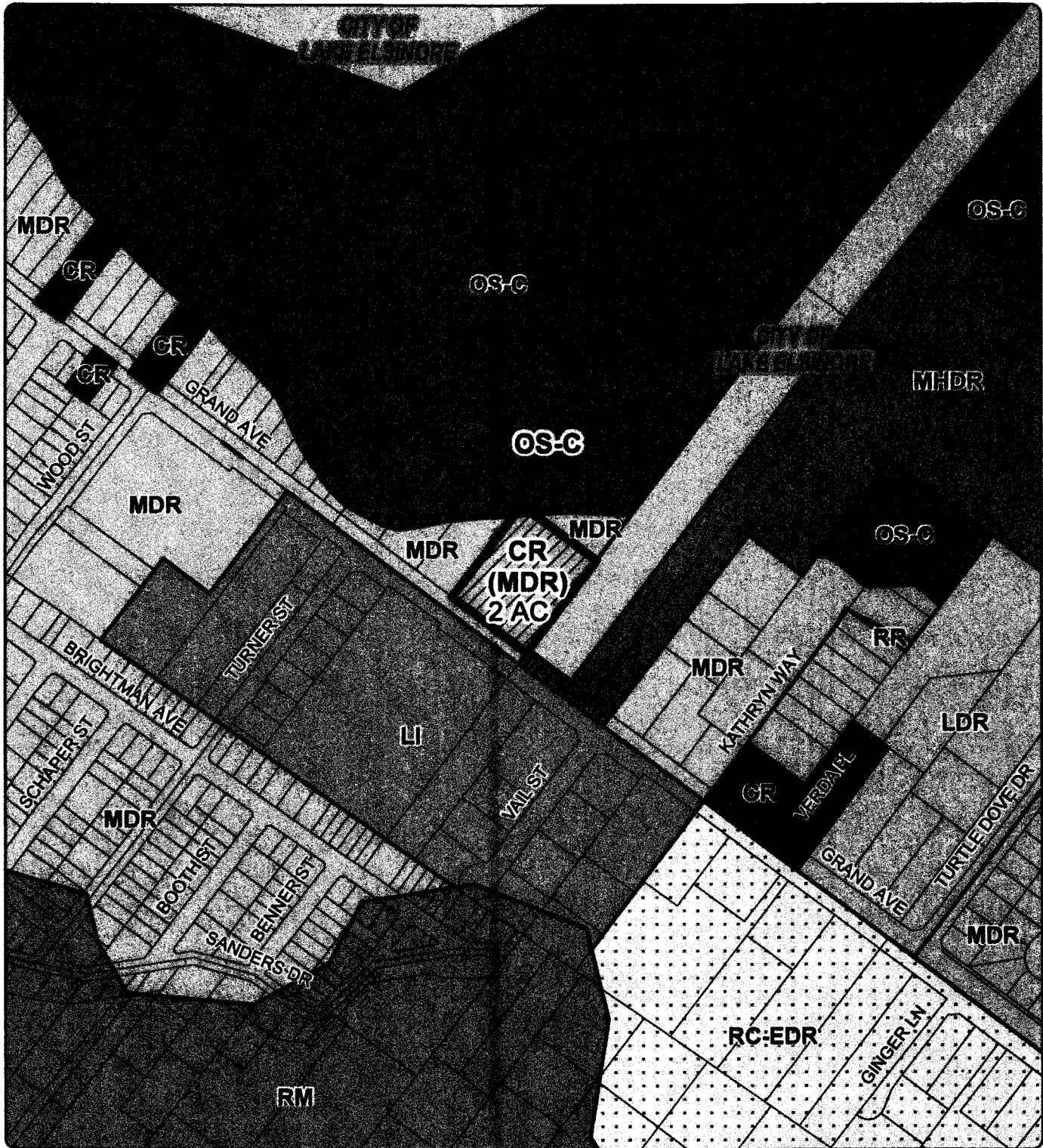
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07945 GPA01223 PP26308

PROPOSED GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 03/09/2018
Exhibit 6



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdima.org>

1 ORDINANCE NO. 348.4888

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and Lakeland Village District Zoning
6 Plan Map No. 27, as amended, are further amended by placing in effect in the zone or zones as shown on
7 the map entitled "Change of Official Zoning Plan, Lakeland Village District, Map No. 27.027 Change of
8 Zone Case No. 7945," which map is made a part of this ordinance.

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

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: 
14 Chairman, Board of Supervisors

15 **CHUCK WASHINGTON**

16 ATTEST:

17 Clerk of the Board

18 By: 
19 Deputy

20 (SEAL)

21
22 APPROVED AS TO FORM

23 June 18, 2018

24 By: 

25 LEILA J. MOSHREF-DANESH
26 Deputy County Counsel

27 LJM:sk

28 G:\Property\MDKing\CZ ZONING ORD & FORM11\FORMAT.348\DISTRICT MAP FORMAT.doc

JUN 26 2018 3:58

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 26, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: June 26, 2018

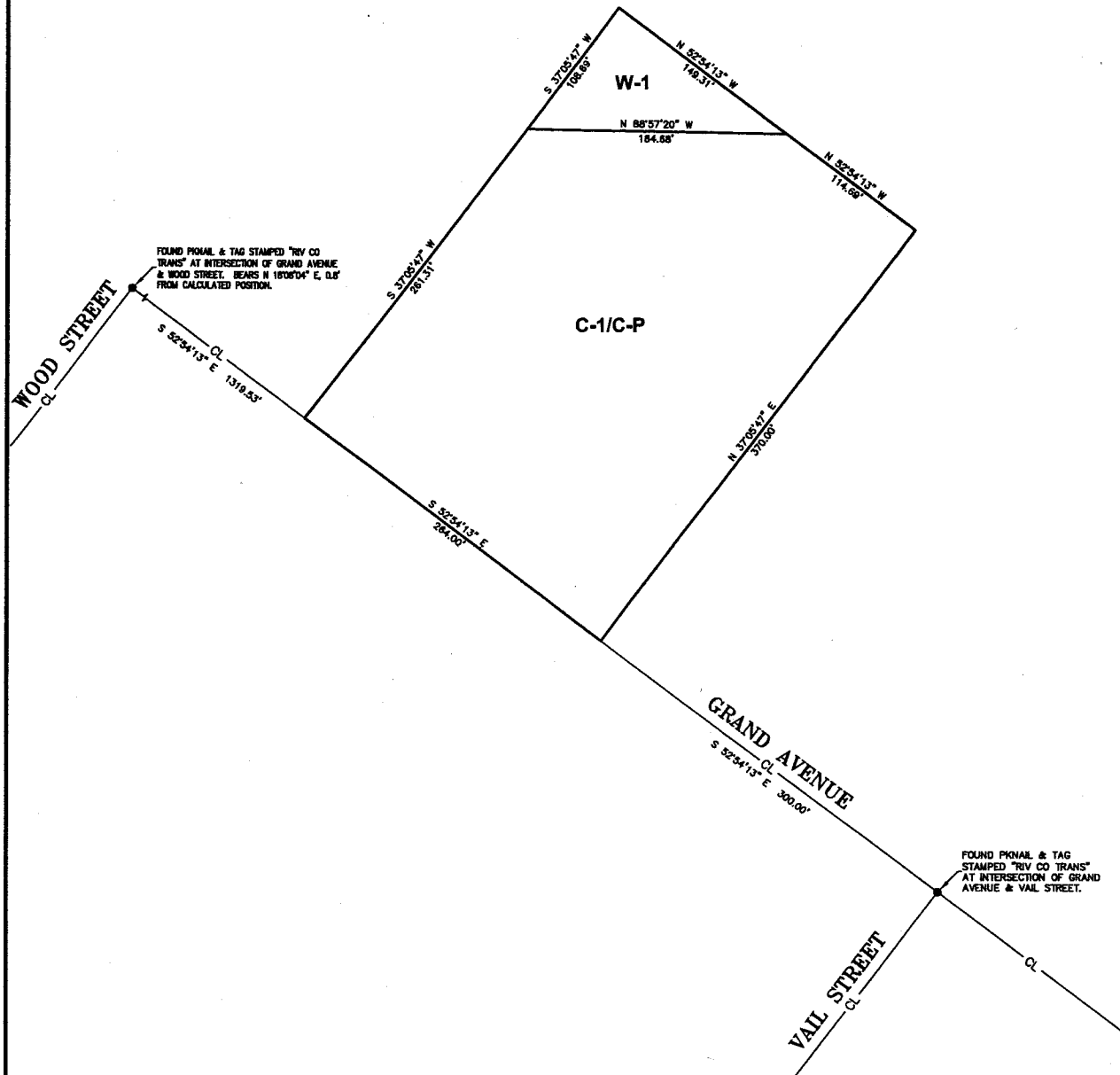
KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

Item 3.58

SECTION 19, T.6S., R.4W., S.B.M.



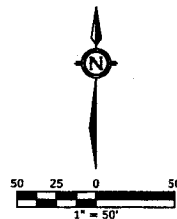
- C-1/C-P** GENERAL COMMERCIAL
- W-1** WATERCOURSE, WATERSHED AND CONSERVATION AREAS

MAP NO. 27.027
 CHANGE OF OFFICIAL ZONING PLAN
 LAKELAND VILLAGE DISTRICT

CHANGE OF ZONE CASE NO. 07945
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4888
 DATE: _____

APN: 371-130-004

RIVERSIDE COUNTY BOARD OF SUPERVISORS



1 ORDINANCE NO. 348.4889

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

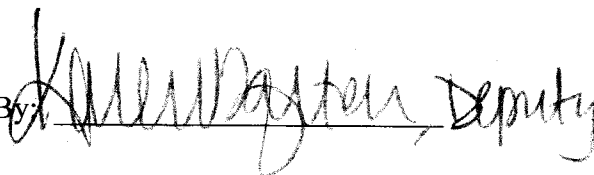
5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the North Perris Area, the zone or zones as shown
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2428,
8 Change of Zone Case No. 7913" which map is made a part of this ordinance.
9

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

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


13 By: 
14 Chairman, Board of Supervisors
15 CHUCK WASHINGTON

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18 
19 Deputy

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 June 18, 2018

25
26 By: 
27 LEILA J. MOSHREF-DANESH
28 Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 26, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

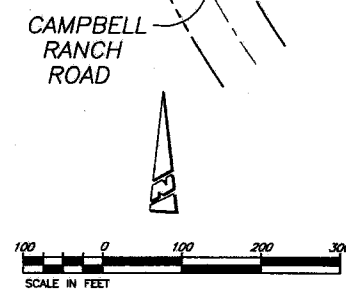
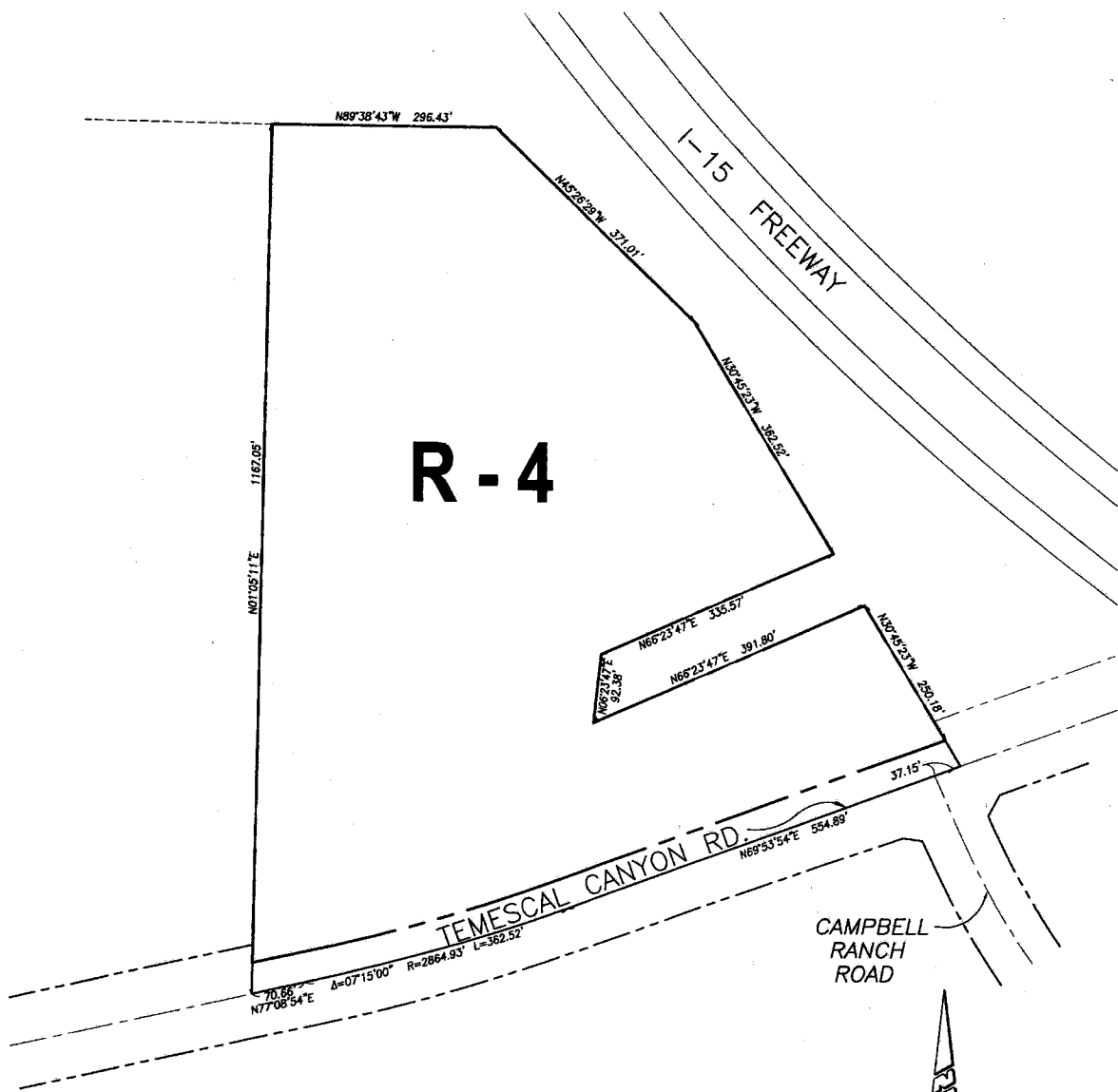
DATE: June 26, 2018

KECIA HARPER-IHEM
Clerk of the Board
BY: *Kecia Harper-Ihem*
Deputy

SEAL

Item 3.58

GLEN IVY AREA
 SEC. 2 T.5S., R.6W., S.B.B. & M.



LEGEND

R-4 PLANNED RESIDENTIAL

MAP NO. 2.2428
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07913
 ADOPTED BY ORDINANCE NO. 348.4889
 JUNE 26, 2018
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

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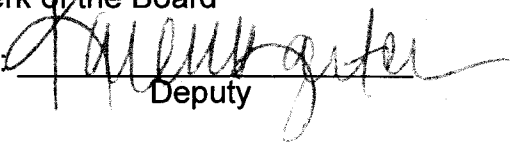
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 26, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: June 26, 2018

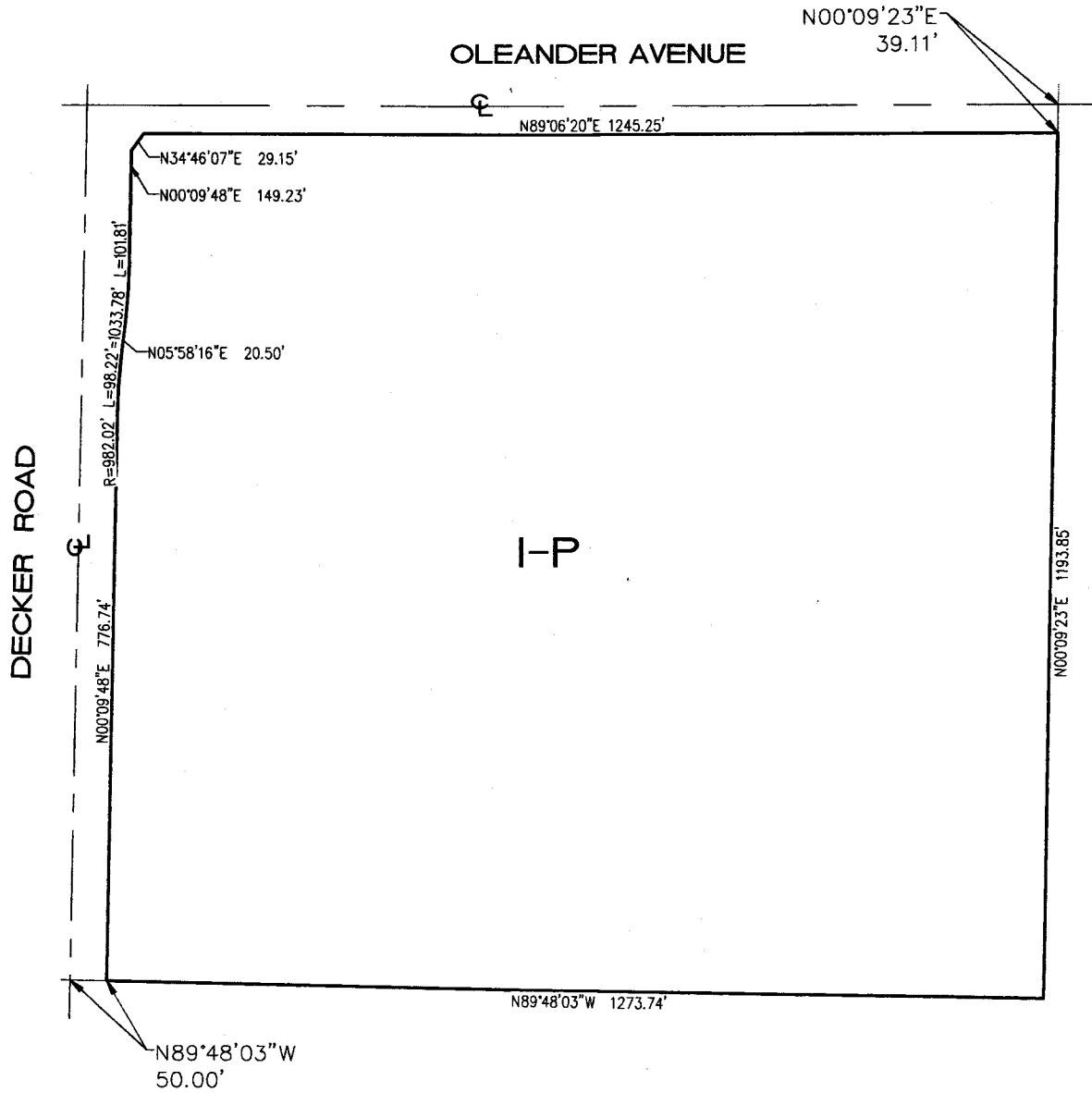
KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

Item 3.58

NORTH PERRIS ZONING AREA
SEC. 2 T. 4S. R. 4W. S. B. M.

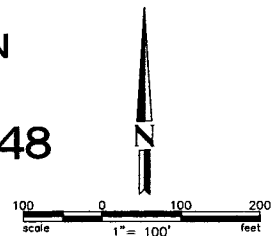


I-P INDUSTRIAL PARK

MAP NO. 2.2429
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7872
ADOPTED BY ORDINANCE NO. 348.4890
JUNE 26, 2018
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN(S): 314-040-001
314-040-002
314-040-003
314-040-008



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ORDINANCE NO. 348.4891

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 Mead Valley District Zoning Plan Map No. 62, 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, Mead Valley District, Map No. 62.020 Change of Zone Case No. 7873," which map is made a part of this ordinance.

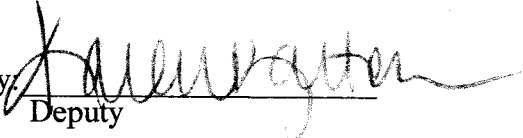
Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: 
Chairman, Board of Supervisors
CHUCK WASHINGTON

ATTEST:


Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM

June 18, 2018

By: 
LEILA J. MOSHREF-DANESH
Deputy County Counsel

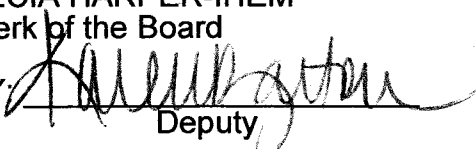
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 26, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

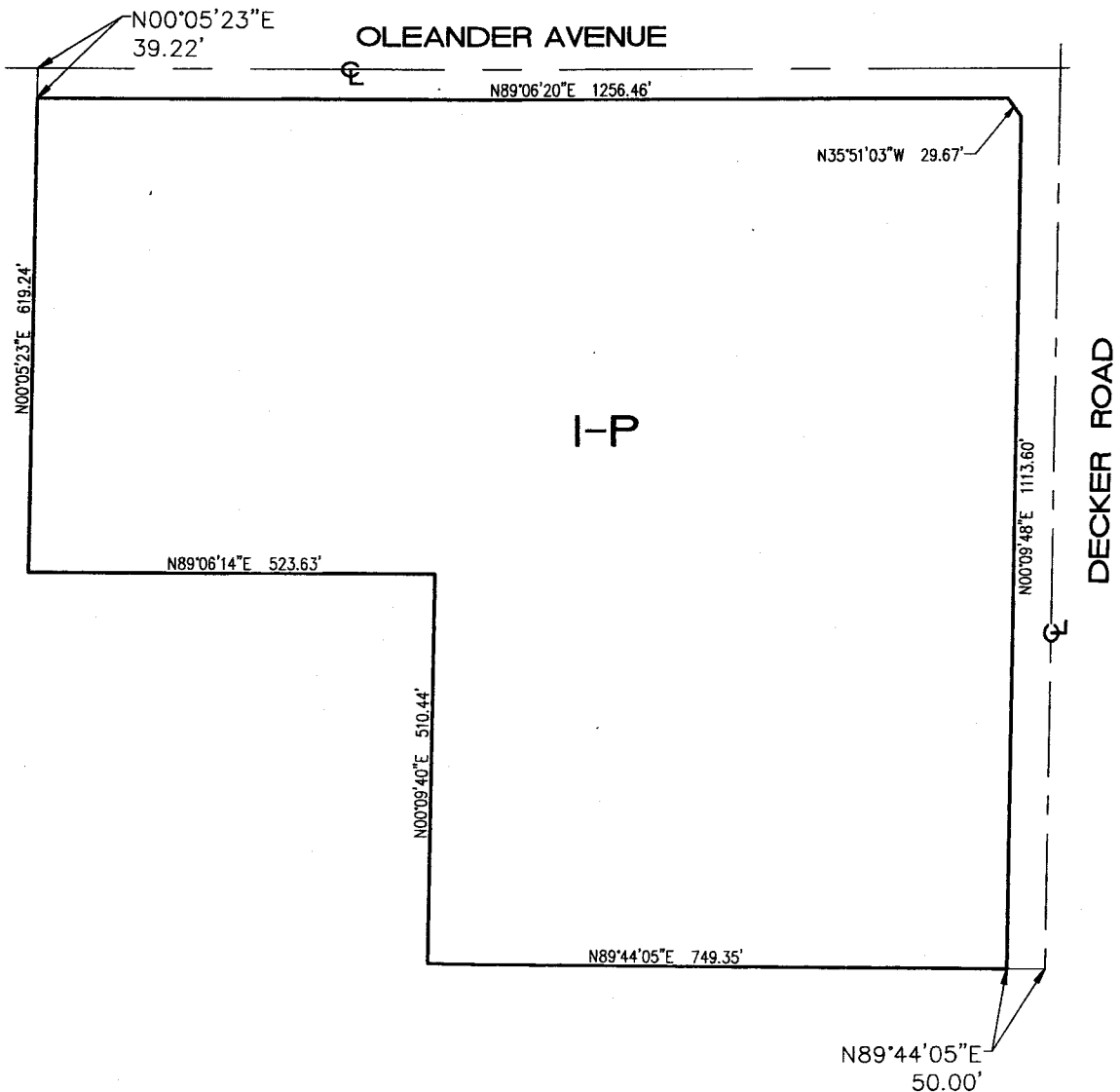
DATE: June 26, 2018

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

Item 3.58

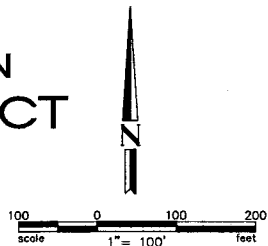
SEC. 2 T. 4S. R. 4W. S. B. M



I-P INDUSTRIAL PARK

MAP NO. 62.020
CHANGE OF OFFICIAL ZONING PLAN
MEAD VALLEY ZONING DISTRICT

CHANGE OF ZONE CASE NO. 7873
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4891
 JUNE 26, 2018



APN(S): 314-020-010
 314-020-017

RIVERSIDE COUNTY BOARD OF SUPERVISORS

2
3 **RESOLUTION NO. 2018-130**

4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 546 FOR**
5 **GENERAL PLAN AMENDMENT NO. 1151; GENERAL PLAN AMENDMENT NO. 1152;**
6 **CHANGE OF ZONE NO. 7872; CHANGE OF ZONE NO. 7873; PLOT PLAN NO. 25837; AND**
7 **PLOT PLAN NO. 25838**

8 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et. seq., public hearings
9 were held before the Riverside County Board of Supervisors in Riverside, California on May 1, 2018, May
10 22, 2018, and June 26, 2018, and before the Riverside County Planning Commission in Riverside,
11 California on April 4, 2018, to consider General Plan Amendment No. 1151 (GPA 1151) and General Plan
12 Amendment No. 1152 (GPA 1152); Change of Zone No. 7872 (CZ 7872) and Change of Zone No. 7873
13 (CZ 7873); Plot Plan No. 25837 (PP 25837) and Plot Plan No. 25838 (PP 25838); and,

14 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and Riverside
15 County Rules to Implement CEQA have been met, and Environmental Impact Report No. 546 (EIR No.
16 546), prepared in connection with GPA 1151, GPA 1152, CZ 7872, CZ 7873, PP 25837 and PP25838 and
17 related cases (referred to alternatively herein as the "Project"), is sufficiently detailed so that all of the
18 potentially significant effects of the Project on the environment and measures necessary to avoid or
19 substantially lessen such effects have been evaluated in accordance with CEQA and the above referenced
20 Rules; and,

21 **WHEREAS**, pursuant to State CEQA Guidelines section 15151, the evaluation of environmental
22 effect is to be completed in light of what is reasonably feasible; and,

23 **WHEREAS**, the Riverside County Planning Department circulated a Notice of Preparation (NOP)
24 for a 30-day public review period commencing August 31, 2015 to September 29, 2015 and held one public
25 scoping meeting on September 14, 2015. The County prepared a Draft EIR No. 546 (State Clearinghouse
26 No. 2015081081) to address GPA 1151, GPA 1152, CZ 7872, CZ 7873, PP 25837, and PP 25838. The
27 Draft EIR No. 546 (DEIR) was circulated for public review and comment as specified in the State CEQA
28 Guidelines for a 45-day period (May 19, 2017 through July 6, 2017). Public comments were received by

FURN APPROVED COUNTY COUNSEL
BY: AARON C. GETTIS
6-14-18
DATE

1 the County and have been responded to by the County in accordance with CEQA requirements. The
2 Project's Final EIR (FEIR) Responses to Comments document was published on March 2, 2018 (the
3 "Responses").

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

6 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
7 of the County of Riverside in regular session assembled on June 26, 2018 that:

- 8 A. The Project includes GPA 1151, GPA 1152, CZ 7872, CZ 7873, PP 25837 and PP 25838
9 which were all considered concurrently at the public hearings before the Board of
10 Supervisors and Planning Commission.
- 11 B. The Building D Site is designated "Community Development-Light Industrial (CD-LI)" and
12 "Community Development-Business Park (CD-BP)" by the Riverside County General Plan
13 under existing conditions. GPA 1151 would change the land use designation of the portion
14 of the property designated "Community Development-Business Park (CD-BP)" to
15 "Community Development-Light Industrial (CD-LI)" so that the entire Building D Site is
16 designated "Community Development-Light Industrial (CD-LI)."
- 17 C. The Building E Site is designated "Community Development-Business Park (CD-BP)" by
18 the Riverside County General Plan under existing conditions. GPA 1152 would change the
19 land use designation from "Community Development-Business Park (CD-BP)" to
20 "Community Development-Light Industrial (CD-LI)."
- 21 D. The Building D Site is zoned "Manufacturing-Medium (M-M)," "Industrial Park (I-P)," and
22 "Rural Residential (R-R)" under existing conditions. CZ 7872 would change the zoning
23 designation of the portions of the Building D Site zoned "Manufacturing-Medium (M-M),"
24 and "Rural Residential (R-R) to "Industrial Park (I-P)" so that the entire Building D Site is
25 zoned "Industrial Park (I-P)".
- 26 E. The Building E Site is zoned "Rural Residential 1/2-acre Lot Sizes (R-R-1/2)" and
27 "Industrial Park (I-P)" under existing conditions. CZ 7873 would change the zoning
28 designation of the portions of the Building E Site zoned "Rural Residential 1/2-acre Lot

1 Sizes (R-R-1/2)” to “Industrial Park (I-P)” so that the entire Building E Site is zoned
2 “Industrial Park (I-P)”.

3 F. PP 25837 proposes one building that would contain 410,982 s.f. of building space, including
4 395,982 s.f. of warehouse floor space and 15,000 s.f. of ground floor office space. Office
5 space would be located at the northwest and northeast corners of the building. Vehicular
6 access to Building E would be provided by two driveways connecting to Oleander Avenue,
7 with the western driveway for passenger cars and the eastern driveway for trucks. PP 25837
8 also proposes the option to add an additional passenger car driveway between the two
9 driveways. All driveways on the Building E Site would be stop-sign controlled. Access to
10 the proposed loading and truck parking areas located interior to the Building E Site would
11 be gated. Proposed truck check-in points and driveways are positioned interior to the
12 Building E Site to create interior queuing areas and minimize the potential trucks accessing
13 the property to stack onto Oleander Avenue.

14 G. PP 25838 proposes one building that would contain 702,645 s.f. of building space, including
15 677,645 s.f. of warehouse floor space, 15,000 s.f. of ground floor office space, and 10,000
16 s.f. of mezzanine office space. Office spaces would be located at the northwest and northeast
17 corners of the building. Vehicular access to Building D would be provided by three
18 driveways connecting to Oleander Avenue. All driveways on the Building D Site would be
19 stop-sign controlled. The middle driveway on Oleander Avenue would provide access for
20 passenger vehicles only while the westernmost and easternmost driveways on Oleander
21 Avenue may be used by both passenger vehicles and trucks. The driveways would provide
22 access to automobile parking areas, loading areas, and truck parking areas. Access to the
23 proposed loading and truck parking areas located interior to the Building D Site would be
24 gated. Proposed truck check-in points and driveways are positioned interior to the Building
25 D Site to create interior queuing areas and minimize the potential for trucks accessing the
26 property to stack onto Oleander Avenue.

27 J. Environmental Impact Report No. 546 (EIR No. 546) was prepared that evaluates GPA
28 1151, GPA 1152, CZ 7872, CZ 7873, PP 25837, and PP 25838. EIR No. 546 analyzed the

1 Project's potential significant effects on the environment and made the required findings in
2 compliance with the State CEQA Guidelines and Riverside County CEQA implementing
3 procedures. Based on the findings and conclusions in EIR No. 546 and the conditions of
4 approval applied to the Project by the County of Riverside, GPA 1151, GPA 1152, CZ 7872,
5 CZ 7873, and the design of PP 25837 and PP 25838 will not cause serious public health
6 problems.

7 K. As part of the Board of Supervisors' tentative approval process, limited road repairs and
8 repaving of a 320-foot section of Decker Road south of the Project site was agreed to by the
9 Project applicant as a benefit to the residents along Redwood Drive. Subsequent technical
10 reports were included as part of the administrative record supporting the determination that
11 this limited roadway improvement would not result in any new significant physical
12 environmental impacts; create a substantial increase in the severity of the previously
13 evaluated physical environmental impacts; nor would it result in significant new information
14 requiring recirculation or additional study pursuant to CEQA. These conclusions were
15 supported by the applicant's memorandum related to the minimal scope of work required for
16 such improvement, as well as expert technical submissions related to the lack of potential
17 for air quality, greenhouse gas emissions, biological resources, cultural resources, or noise
18 impacts.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
20 impacts associated with the EIR No. 546 are determined to have no environmental impacts in consideration
21 of existing regulations and Project Design Features.

22 **A. Aesthetics**

23 ***Impact:*** *Substantial effects upon scenic highway corridors.*

24 ***Threshold a):*** *Implementation of the Project would not have a substantial effect upon a scenic*
25 *highway corridor within which it is located.*

26 1. **No Impact:**

27 There are no designated scenic highways in the vicinity of the Project site. The
28 portion of the Ramona Expressway located east of I-215 and approximately 1.2 miles

1 southeast of the Project site is a County Eligible scenic highway, but due to the 1.2-
2 mile distance and intervening development, the Project site is not visible from this
3 roadway segment. As such, the Project has no potential to adversely impact views
4 from a scenic highway corridor (FEIR pp. 4.1-8 and 13).

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
7 therein.

8 **B. Agriculture and Forestry Resources**

9 *Impact: Conversion of Farmland, to non-agricultural use.*

10 *Agriculture Threshold a): The project would not convert Prime Farmland, Unique Farmland, or*
11 *Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to*
12 *the Farmland Mapping and Monitoring Program of the California Resources Agency, to*
13 *non-agricultural use.*

14 1. No Impact:

15 The Project as proposed on the Building D Site and Building E Site would not convert Prime
16 Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to
17 non-agricultural use. There is no Prime Farmland, Unique Farmland, or Farmland
18 of Statewide Importance (Farmland) on the Project site and a large majority of the
19 on-site soils have severe limitations for agricultural crop production (FEIR pp. 4.2-9
20 and 14).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
23 therein.

24 *Impact: Conversion of Farmland, to non-agricultural use due to changes in the existing*
25 *environment.*

26 *Agriculture Threshold d): The project would not involve other changes in the existing environment*
27 *which, due to their location or nature, could result in conversion of Farmland, to non-*
28 *agricultural use.*

1 1. No Impact:

2 Due to the lack of agricultural activity and Farmland in the Project site's vicinity, the
3 Project has no potential to result in changes to the existing environment which, due
4 to their location or nature, could result in the conversion of Farmland to a non-
5 agricultural use. (FEIR pp. 4.2-12 and 15)

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
8 therein.

9 ***Impact:*** *Conflict with existing zoning for, or cause rezoning of, forest land.*

10 ***Forest Threshold a):*** *The Project would not conflict with existing zoning for, or cause rezoning of,*
11 *forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined*
12 *by Public Resources Code section 4526), or timberland zoned Timberland Production (as*
13 *defined by Govt. Code section 51104(g)).*

14 2. No Impact:

15 The Project site is not zoned as forest land and there are no lands within the Project
16 site's vicinity that are zoned for forest land, timberland, or Timberland Production.
17 Thus, implementation of the proposed Project on the Building D Site and the
18 Building E Site would not conflict with existing zoning for, or cause rezoning of,
19 forest land, timberland, or timberland zoned Timberland Production (FEIR pp. 4.2-
20 12 and 15)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
23 therein.

24 ***Impact:*** *Loss of forest land or conversion of forest land to non-forest use.*

25 ***Forest Threshold b):*** *The Project would not result in the loss of forest land or conversion of forest*
26 *land to non-forest use.*

27 3. No Impact:

28 The Project site does not contain forest land. There are no forest lands within the

1 Project site's vicinity. As such, there is no potential for the proposed Project to cause
2 the loss of forest land or the conversion of forest land to non-forest use. No impact
3 would occur (FEIR p. 4.2-12 and 15).

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
6 therein

7 ***Impact:*** *Conversion of forest land to non-forest use due to other changes in the existing*
8 *environment.*

9 ***Forest Threshold c):*** *The Project would not involve other changes in the existing environment*
10 *which, due to their location or nature, could result in conversion of forest land to non-forest*
11 *use.*

12 4. No Impact:

13 Due to the absence of forest lands on the Project site and in its vicinity, there is no
14 potential for the proposed Project to involve other changes in the existing
15 environment which, due to their location or nature, could result in the conversion of
16 forest land to non-forest use. No impact would occur (FEIR p. 4.2-12 and 15).

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
19 therein.

20 C. Air Quality

21 ***Impact:*** *Construction of a sensitive receptor located within one mile of an existing substantial point*
22 *source emitter.*

23 ***Threshold e):*** *The Project would not involve the construction of a sensitive receptor located within*
24 *one mile of an existing substantial point source emitter.*

25 1. No Impact:

26 The Project would involve developing the Building D Site and Building E Site with
27 two warehouse buildings, which would not contain sensitive receptors or land uses
28 that would be considered point source emitters; therefore, no impact would occur

1 (FEIR Section 3.0 and p. 4.3-31).

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted
4 therein.

5 **D. Biological Resources**

6 ***Impact:*** *Conflicts with local policies or ordinances protecting biological resources.*

7 ***Threshold g):*** *The Project would not conflict with any local policies or ordinances protecting*
8 *biological resources, such as a tree preservation policy or ordinance.*

9 1. **No Impact:**

10 Other than the Western Riverside County Multiple Species Conservation Plan
11 (MSHCP) and Stephens' Kangaroo Rate (SKR) Habitat Conservation Plan (HCP),
12 which are addressed under Biological Resources Threshold a), there are no other
13 local policies or ordinances protecting biological resources that are applicable to
14 resources present on the Project site. No impact would occur. (FEIR pp. 4.4-20, 21,
15 and 26)

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted
18 therein.

19 **E. Geology and Soils**

20 ***Impact:*** *Impacts due to geologic hazards.*

21 ***Other Geologic Hazards Threshold a):*** *The Project would not be subject to geologic hazards, such*
22 *as seiche, mudflow, or volcanic hazard.*

23 1. **No Impact:**

24 No steep hillsides subject to mudflow and no volcanoes are located on or near the
25 Building D Site or the Building E Site. The nearest large body of surface water is
26 the Perris Reservoir, located approximately 4.1 miles east of the Project site.
27 However, neither the Building D Site nor the Building E Site is located within the
28

1 dam inundation zone for the Perris Reservoir, indicating that the Project site is not
2 be subject to any seiche hazards associated with the Perris Reservoir. The Project
3 site's slopes would be planted with stabilizing vegetation, which would preclude the
4 potential for mudflow. Therefore, there is no potential for the Project to cause or be
5 subject to hazards associated with seiches, mudflows, and/or volcanic hazards. No
6 impact would occur. (FEIR pp. 4.6-14 and 21)

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
9 therein.

10 ***Impact: Grading affecting or negating subsurface sewage disposal systems.***

11 ***Slopes Threshold c) (Building E Site): The Project as proposed on the Building E Site would not***
12 ***result in grading that affects or negates subsurface sewage disposal systems.***

13 2. No Impact:

14 The Building E Site does not contain any subsurface sewage disposal systems under
15 existing conditions. The Building E Site does not serve as a leach field for any off-
16 site properties and has no potential to affect or negate subsurface sewage disposal
17 systems. No impact would occur. (FEIR pp. 4.6-16 and 22)

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
20 therein.

21 ***Impact: Septic tanks or alternative wastewater disposal systems.***

22 ***Soils Threshold c): The Project does not propose the use of septic tanks or alternative wastewater***
23 ***disposal systems.***

24 3. No Impact:

25 The Project does not propose the use of septic tanks or alternative wastewater disposal
26 systems for either Building D or Building E (FEIR p. 3-28). Accordingly, no impact
27 associated with the installation or use of septic tanks or alternative wastewater
28 systems would occur with implementation of the Project (FEIR pp. 4.6-18 and 22).

1 The evidence supporting these conclusions includes, without limitation, the discussion of
2 these impacts in Subsection 4.6 of the FEIR and the citations noted therein.

3 ***Impact: Changes to deposition, siltation, or erosion that may modify the channel of a river or stream***
4 ***or the bed of a lake.***

5 ***Erosion Threshold a): The Project would not change deposition, siltation, or erosion in a manner***
6 ***that would modify the channel of a river or stream or the bed of a lake.***

7 4. No Impact:

8 Neither the Building D Site nor the Building E Site contain any active streams or
9 rivers and no streams or rivers are located in close proximity to the properties.
10 Therefore, implementation of the Project has no potential to modify the channel of a
11 river or stream or the bed of a lake. (FEIR pp. 4.6-19 and 23)

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
14 therein.

15 **F. Hazards and Hazardous Materials**

16 ***Impact: Impairment or physical interference with an adopted emergency response plan or***
17 ***emergency evacuation plan.***

18 ***Hazards and Hazardous Materials Threshold c): The Project would not impair implementation of***
19 ***or physically interfere with an adopted emergency response plan or an emergency***
20 ***evacuation plan.***

21 1. No Impact:

22 The Building D Site and the Building E Site do not contain any emergency facilities
23 nor do they serve as an emergency evacuation route. During construction and long-
24 term operation, adequate access for emergency vehicles would be required to be
25 provided and maintained on the Project site. As part of the County's discretionary
26 review process, the County reviewed the Project as proposed on the Building D Site
27 and the Building E Site to ensure that appropriate emergency ingress and egress
28 would be available to the Building D Site and the Building E Site and the proposed

1 buildings, and determined that the Project as proposed on the Building D Site and
2 the Building E Site would not substantially impede emergency response routes in the
3 local area during either construction or operations. Accordingly, the Project as
4 proposed on the Building D Site and the Building E Site would not impair
5 implementation of or physically interfere with an adopted emergency response plan
6 or an emergency evacuation plan. Thus, no impact would occur and mitigation is
7 not required. (FEIR pp. 4.8-12 and 19)

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
10 therein.

11 ***Impact: Hazardous emissions or hazardous or acutely hazardous materials, substances, or waste***
12 ***affecting schools.***

13 ***Hazards and Hazardous Materials Threshold d): The Project would not emit hazardous emissions***
14 ***or handle hazardous or acutely hazardous materials, substances, or waste within one-***
15 ***quarter mile of an existing or proposed school.***

16 2. No Impact:

17 The nearest existing school to the Project site is the Tomas Rivera Middle School,
18 located approximately 1.2 miles southwest of the Project site. Additionally, there
19 are no schools planned within 0.25-mile of the Project site. Accordingly, the Project
20 has no potential to emit hazardous emissions or handle hazardous or acutely
21 hazardous materials, substances, or waste within one-quarter mile of an existing or
22 proposed school. No impact would occur and mitigation is not required. (FEIR pp.
23 4.8-12 and 16)

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
26 therein.

27 ***Impact: Hazardous materials sites.***

28 ***Hazards and Hazardous Materials Threshold e): The Project would not be located on a site which***

1 is included on a list of hazardous materials sites compiled pursuant to Government Code
2 Section 65962.5 and would not create a significant hazard to the public or the environment
3 as a result.

4 3. No Impact:

5 The Building D Site and the Building E Site are not listed on any hazardous materials
6 sites lists compiled pursuant to Government Code Section 65962.5. Thus, no impact
7 would occur. (FEIR pp. 4.8-13 and 16)

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
10 therein.

11 ***Impact: Safety hazards due to private airstrips or heliports.***

12 ***Airports Threshold d): The Project site is not located within the vicinity of a private airstrip, or***
13 ***heliport, and would not result in a safety hazard for people residing or working in the project***
14 ***area due to private airstrips or heliports.***

15 4. No Impact:

16 There are no known private airstrips located within the vicinity of the Building D
17 Site or the Building E Site. The Riverside County Regional Medical Center
18 (RCRMC) located in Moreno Valley at 26520 Cactus Avenue has a helipad for
19 emergency medical purposes. The proposed Project has no potential to interfere with
20 operation of the helipad. As such, implementation of the Project as proposed on the
21 Building D Site and the Building E Site would not expose people residing or working
22 in the Project area to safety hazards associated with a private airstrip or heliport.
23 Thus, no impact would occur. (FEIR pp. 4.8-14 and 16)

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
26 therein.

27 ***Impact: Loss, injury, or death involving wildland fires.***

28 ***Hazardous Fire Area Threshold a): The Project would not expose people or structures to a***

1 *significant risk of loss, injury or death involving wildland fire.*

2 5. No Impact:

3 According to the Mead Valley Area Plan (MVAP) and Riverside County's
4 Geographic Information System (GIS) database, the Building D Site and Building E
5 Site are not located in an area that is susceptible to wildfire hazards. The Building
6 D Site and the Building E Site and surrounding areas contain minimal topographic
7 relief and a paucity of flammable vegetation, due largely to the presence of
8 development and/or routine weed abatement to preclude fire hazards. Furthermore,
9 the nearest wildland region where land is substantially undeveloped with flammable
10 vegetation is located approximately 4.2 miles to the southwest and is separated from
11 the Project site by intervening development. The Project would not introduce
12 hazards such as non-irrigated landscaping and Early Suppression Fast Response
13 (ESFR) fire sprinkler systems would be installed in both proposed buildings.
14 Accordingly, the Project as proposed on the Building D Site and the Building E Site
15 would not expose people or structures to a significant risk of loss, injury, or death
16 involving wildland fires. No impact would occur. (FEIR pp. 4.8-14 and 17)

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
19 therein.

20 **G. Hydrology and Water Quality**

21 ***Impact:*** *Flood hazards affecting housing.*

22 ***Water Quality Threshold e):*** *The Project would not place housing within a 100-year flood hazard*
23 *area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or*
24 *other flood hazard delineation map.*

25 1. No Impact:

26 The Project does not include housing and the Project site is not located within a 100-
27 year flood hazard area. Accordingly, no impact would occur. (FEIR pp. 4.9-12 and
28 22)

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
3 therein.

4 **Impact:** *Structures that could impede or redirect flood flows.*

5 **Water Quality Threshold f):** *The Project would not place within a 100-year flood hazard area*
6 *structures which would impede or redirect flood flows.*

7 2. No Impact:

8 The Project site is not located within a 100-year flood hazard area. Therefore, the
9 Project would not place structures within a 100-year flood hazard area that would
10 impede or redirect flood flows. No impact would occur. (FEIR pp. 4.9-12 and 22)

11 The evidence supporting these conclusions includes, without limitation, the

12
13 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
14 therein.

15 **Impact:** *Degradation of water quality.*

16 **Water Quality Threshold g):** *The Project would not otherwise substantially degrade water quality.*

17 3. No Impact:

18 There are no components of the Project that would result in the substantial
19 degradation of water quality beyond what is described under Water Quality
20 Thresholds a), b), and d). No impact would occur. (FEIR pp. 4.9-12 and 22)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
23 therein.

24 **Impact:** *Exposure of people or structures to significant risk of loss, injury, or death due to flooding*
25 *or failure of a levee or dam.*

26 **Floodplains Threshold c):** *The Project would not expose people or structures to a significant risk*
27 *of loss, injury or death involving flooding, including flooding as a result of the failure of a*
28 *levee or dam (Dam Inundation Area).*

1 4. No Impact:

2 The Project site is not located within a flood hazard area. In addition, according to
3 the Mead Valley Area Plan (MVAP) Figure 10, *Flood Hazards*, the Project site and
4 surrounding area are not subject to dam inundation hazards. Because the Project
5 would not expose people or structures to a significant risk of loss, injury, or death
6 involving flooding, including flooding as a result of the failure of a levee or dam, no
7 impact would occur. (FEIR pp. 4.9-18 and 22)

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
10 therein.

11 ***Impact:*** *Changes in the amount of surface water of any water body.*

12 ***Floodplains Threshold d):*** *The Project would not result in changes in the amount of surface water*
13 *in any water body.*

14 5. No Impact:

15 Runoff from the Project site would be conveyed in a general south/southwest
16 direction toward Lake Elsinore, which is located approximately 12.5 miles southwest
17 of the Project site. In addition, the stormwater drainage infrastructure proposed by
18 the Project, including the bioretention/detention basins on the Building D and
19 Building E Sites, would be designed to ensure that the historical drainage
20 characteristics of the Project site and surrounding areas would not be substantially
21 altered. Accordingly, the Project is not expected to result in substantial changes in
22 the amount of surface water in any water body. (FEIR pp. 4.9-18, 20 and 22)

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
25 therein.

26 **H. Land Use and Planning**

27 ***Impact:*** *Disruption or division of the physical arrangement of an established community.*

28 ***Planning Threshold e):*** *The Project would not disrupt or divide the physical arrangement of an*

1 *established community (including a low-income or minority community).*

2 1. No Impact:

3 The Project site consists of mostly vacant land and is located within a developing
4 area of unincorporated Riverside County that is designated for employment-
5 generating land uses. The area immediately to the west of the Project site contains
6 rural-density residences and vacant land. The area to the north of the Project site
7 includes a large industrial warehouse building and undeveloped land and is
8 physically separated from the Project site by Oleander Avenue. The area to the east
9 of the Project site includes vacant, undeveloped land. The area south of the Project
10 site includes rural residential homes, business enterprises, and vacant undeveloped
11 land. The proposed Project would effectively serve as an extension of existing and
12 planned development patterns to the north and west. Therefore, the Project would
13 not divide or isolate any adjacent land use from surrounding areas/communities. The
14 Project proposes to improve Ellsworth Street between the Building D Site and the
15 Building E Site, which would improve transportation access from the rural uses
16 located south of the Project site, to Oleander Avenue to the north. Based on the
17 foregoing, the Project would not physically divide an established community. No
18 impact would occur. (FEIR pp. 4.10-8, 9, and 11)

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted
21 therein.

22 **I. Noise**

23 ***Impact: Railroad noise.***

24 ***Railroad Noise Threshold a): The Project would not result in railroad noise.***

25 1. No Impact:

26 The Project does not include a rail component and would not utilize rail service.
27 Accordingly, there is no potential for the Project to result in railroad noise. No
28 impact would occur. (FEIR pp. 4.11-19 and 28)

1 The evidence supporting these conclusions includes, without limitation, the
2 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
3 therein.

4 **Impact:** *Impacts due to other noise.*

5 **Other Noise Threshold a):** *The Project would not result in other noise impacts.*

6 2. No Impact:

7 The Project site does not contain any other features or aspects that would qualify as
8 “other noise” that is not addressed by other Noise thresholds in EIR 546.
9 Accordingly, no impact associated with “other noise” would occur. (FEIR pp. 4.11-
10 20 and 29)

11
12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
14 therein.

15 **J. Population and Housing**

16 **Impact:** *Adverse effects to a County Redevelopment Project Area.*

17 **Threshold d):** *The Project would not adversely affect a County Redevelopment Project Area.*

18 1. No Impact:

19 The Riverside County Redevelopment Agency was dissolved as of February 1, 2012.
20 Due to the dissolution of the Riverside County Redevelopment Agency, the Project
21 has no potential to adversely impact a County Redevelopment Area. No impact
22 would occur. (FEIR pp. 4.12-4 and 7)

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted
25 therein.

26 **Impact:** *Exceedance of official regional or local population projections.*

27 **Threshold e):** *The Project would not cumulatively exceed official regional or local population*
28 *projections.*

1 2. No Impact:

2 The warehouse buildings that would be constructed and operated on the Building D
3 Site and Building E Site would not generate a residential population. It is reasonably
4 foreseeable that the employment base for both the construction and operational
5 phases of the proposed Project would come from the existing population in Riverside
6 County. According to the Bureau of Labor Statistics, in August 2015 the Riverside-
7 San Bernardino-Ontario region's civilian labor force unemployment rate is 6.8%, or
8 approximately 131,300 persons. Furthermore, the anticipated jobs generated as part
9 of the Project are not the types of positions necessitating specialized skills and it is
10 anticipated employment positions made available by the Project's construction and
11 operation could be filled from the local area. Accordingly, the surrounding area
12 contains an ample supply of potential employees. Therefore, it is not anticipated that
13 the labor demand caused by the proposed Project would result in the addition of
14 residents within Riverside County or surrounding jurisdictions. Therefore, the
15 Project is not expected to be a catalyst for any population increase and no impact
16 associated with population projections would occur. (FEIR pp. 4.12-5 and 7)

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted
19 therein.

20 **K. Recreation**

21 ***Impact: Construction or expansion of recreational facilities which might have an adverse physical***
22 ***effect on the environment.***

23 ***Parks and Recreation Threshold a): The Project would not include recreational facilities or***
24 ***require the construction or expansion of recreational facilities which might have an adverse***
25 ***physical effect on the environment.***

26 1. No Impact:

27 The Project site is proposed to be developed with two warehouse buildings. The
28 Project does not propose to include any public or private recreational facilities and

1 also does not propose any type of residential use or other land use which would
2 generate a population that would require the construction or expansion of
3 recreational facilities. Also, the Project does not propose any type of residential use
4 or other land use that would generate a population that would increase the use of
5 existing neighborhood and regional parks or other recreational facilities such that
6 substantial physical deterioration of the facility would occur. Accordingly, no
7 impact would occur. (FEIR pp. 4.14-4 and 6)

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.14 of the FEIR and the citations noted
10 therein.

11
12 ***Impact: Deterioration of existing neighborhood or regional parks or other recreation facilities.***

13 ***Parks and Recreation Threshold b): The Project would not include the use of existing***
14 ***neighborhood or regional parks or other recreational facilities such that substantial***
15 ***physical deterioration of the facility would occur or be accelerated.***

16 2. No Impact:

17 The Project site is proposed to be developed with two warehouse buildings. The
18 Project does not propose to include any public or private recreational facilities and
19 also does not propose any type of residential use or other land use which would
20 generate a population that would require the construction or expansion of
21 recreational facilities. Also, the Project does not propose any type of residential use
22 or other land use that would generate a population that would increase the use of
23 existing neighborhood and regional parks or other recreational facilities such that
24 substantial physical deterioration of the facility would occur. Accordingly, no
25 impact would occur. (FEIR pp. 4.14-4 and 6)

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.14 of the FEIR and the citations noted
28 therein.

1 **Impact:** *Impacts to recreation or parks district or conflict with a Community Parks and Recreation*
2 *Plan.*

3 **Parks and Recreation Threshold c):** *The Project would not be located within a Community Service*
4 *Area (CSA) or recreation and park district with a Community Parks and Recreation Plan*
5 *(Quimby fees).*

6 3. No Impact:

7 According to the Riverside County GIS, the Project site is located within CSA 117;
8 however, CSA 117 was established for street lighting services, and does not address
9 recreational facilities. Accordingly, the Project site is not located within a CSA that
10 provides local park maintenance services. The Project site also is not located in any
11 recreation and parks districts. Quimby fees refer to an in-lieu fee program that
12 applies to residential development if the development does not provide on-site public
13 park space. Because the proposed Project proposes two warehouse buildings that
14 proposes non-residential development, Quimby fees would not be required of the
15 Project. Accordingly, no impact would occur. (FEIR pp. 4.14-4, 5 and 6)

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.14 of the FEIR and the citations noted
18 therein.

19 L. Transportation

20 **Impact:** *Changes in air traffic patterns resulting in substantial safety risks.*

21 **Threshold c):** *Implementation of the Project would not result in a change in air traffic patterns,*
22 *including either an increase in traffic levels or a change in location that results in substantial*
23 *safety risks.*

24 1. No Impact:

25 The proposed Project does not contain an air travel component (e.g., runways,
26 helipads); thus, air traffic volumes would not be changed as a result of the Project.
27 The Project site is proposed to be developed with two warehouse buildings and
28 related improvements, including parking areas, loading bays, detention basins, and

1 landscaping. The tallest features on the Project site would not exceed a height of 55
2 feet above finished grade and would not include any components that would obstruct
3 the flight path or change air traffic patterns. Furthermore, the Project was subject to
4 review by the Riverside County Airport Land Use Commission (ALUC), which
5 found that the Project would be fully consistent with the March Air Reserve Base
6 Airport Land Use Compatibility Plan (ALUCP) and would not contain design
7 features that would alter air traffic patterns and/or result in a substantial safety risk
8 to flight. A copy of the ALUC staff report that contains the conditions of approval
9 imposed on the Project by the ALUC is included in Project's Administrative Record
10 for the FEIR on file with the County of Riverside. The conditions of approval also
11 are listed in the FEIR as RR-19 through RR-31 (FEIR pp. S-47 through 51). Based
12 on the foregoing information, the Project would not have the potential to affect air
13 traffic patterns, including an increase in traffic levels or a change in flight path
14 location that results in substantial safety risks. No impact would occur. (FEIR pp.
15 4.15-46 and 51)

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.8 and Subsection 4.15 of the FEIR and
18 the citations noted therein. The ALUC's conditions of approval are included in the
19 FEIR as RR-19 through RR-31 (FEIR pp. S-47 through 51 and pp. 4-8-17, 18, and
20 19).

21 ***Impact:*** *Alteration to waterborne, rail or air traffic.*

22 ***Threshold d):*** *The Project would not alter waterborne, rail or air traffic.*

23 2. No Impact:

24 The Project does not propose any land uses that would interfere with air traffic. The
25 Project site is approximately 1,500 feet from the nearest railroad track and does not
26 propose any land uses with a rail component or with potential to conflict with rail
27 traffic. The Project site is not located within the vicinity of waterborne traffic routes,
28 nor does the Project propose any land uses with a potential to conflict with

1 waterborne traffic. Accordingly, the Project would not alter waterborne, rail, or air
2 traffic; no impact would occur. (FEIR pp. 4.15-46 and 51)

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.15 of the FEIR and the citations noted
5 therein.

6 **M. Tribal Cultural Resources**

7 ***Impact:*** *Restriction of existing religious or sacred uses.*

8 ***Threshold a):*** *The Project would not restrict existing religious or sacred uses within the potential*
9 *impact area.*

10 1. **No Impact:**

11 No Native American religious, ritual, or other special activities have been identified
12 on the Project site. In addition, the Sacred Lands File (SLF) for the Project site and
13 a one-mile radius around the Project site provided by the Native American Heritage
14 Commission (NAHC) did not identify any recorded Native American sacred sites or
15 locations of religious or ceremonial importance as being present within one-mile of
16 the Building D Site and Building E Site. Field visits conducted by a professional
17 archaeologist and the County Archaeologist, some in the presence of Pechanga Band
18 of Luiseño Indians and the Soboba Band of Luiseño Indians representatives, did not
19 reveal any religious or sacred uses of the property. Residue test results from milling
20 sites in Building E Site revealed that some of the milled materials may have had
21 medicinal purposes, but there is no evidence to suggest that there was religious or
22 sacred use of the property. Because there is no evidence that the Project site contains
23 religious or sacred uses, the Project has no potential to restrict a religious or sacred
24 use. Thus, no impact would occur. (FEIR pp. 4.18-12, 13, and 18)

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted
27 therein, FEIR Technical Appendices D1 and D2, confidential communications by
28 and between Native American Tribes, the County of Riverside, and Brian F. Smith

1 and Associates (professional archaeologist) as part of the SB-18 and AB-52
2 consultation processes on file with the County in the County's Administrative
3 Record for the Project, and Responses to Comment Letter A (FEIR pp. FEIR-148
4 and 149), Comment Letter L (FEIR pp. FEIR 237 through 244), Comment Letter P
5 (FEIR pp. FEIR-245 and 246), and Comment Letter T (FEIR pp. FEIR-250 through
6 253).

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
8 impacts associated with EIR No. 546 are determined to be less than significant in consideration of existing
9 regulations and Project Design Features.

10 **A. Aesthetics**

11 ***Impact:*** *Damage to scenic resources, obstruction of scenic vistas, or creation of aesthetically*
12 *offensive site.*

13 ***Scenic Resources Threshold b):*** *The Project would result in a less-than-significant impact due to*
14 *damage to scenic resources, including, but not limited to, trees, rock outcroppings and*
15 *unique or landmark features; less-than-significant impacts due to an obstruction of*
16 *prominent scenic vistas or views open to the public; and less-than-significant impacts due*
17 *to the creation of an aesthetically offensive site open to public view.*

- 18 1. **Project Impact(s):** The proposed Project would not substantially damage scenic
19 resources or significantly obstruct any prominent scenic vistas or public views. The
20 Project site does not contain any unique scenic resources. Development of the
21 Project would not substantially block views of scenic mountain resources in the
22 distance. Also, the proposed Project incorporates design elements described in FEIR
23 Section 3.0, Project Description, such as landscaping, landscaped slopes, screen
24 walls, and architectural features to ensure that development proposed on the Building
25 D and Building E Sites would not create an aesthetically offensive site open to public
26 view. Impacts would be less than significant. (FEIR pp. 4.1-8, 9, 10 and 13)
27 The evidence supporting these conclusions includes the Project's application
28 materials on file with the County of Riverside and a discussion of the Project's design

1 features in FEIR Section 3.0, the discussion of impacts in Subsection 4.1 of the FEIR
2 and the citations noted therein and Responses to Comment Letter C (Comments C-
3 12 through C-16 and C-63; FEIR pp. FEIR-164, 165, and 184), Comment Letter E
4 (Comments E-3, E-47, and E-50; FEIR pp. FEIR-196, 197, 205, and 206), and
5 Comment Letter K (Comment K-32; FEIR pp. FEIR-232).

6 ***Impact: Interference with nighttime use of the Mt. Palomar Observatory.***

7 ***Mt. Palomar Observatory Threshold a): The Project would result in less-than-significant impacts***
8 ***due to an interference with the nighttime use of the Mt. Palomar Observatory, as protected***
9 ***through Riverside County Ordinance No. 655.***

10 2. Project Impact(s): The Project site is located within Zone B of the Mt. Palomar
11 Observatory Nighttime Lighting Policy Area. Mandatory compliance with Riverside
12 County Ordinance No. 655 (RR-1; FEIR pp. S-11 and 12), such as mandatory
13 requirements for lamp source and shielding of light emissions for outdoor fixtures to
14 reduce “skyglow”, will ensure that the Project does not interfere with the nighttime
15 use of the Mt. Palomar Observatory and impacts would be less than significant.
16 (FEIR pp. 4.1-10 and 13)

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
19 therein.

20 ***Impact: Light or glare affecting day or nighttime views.***

21 ***Other Lighting Issues Threshold a): The Project would result in less-than-significant impacts due***
22 ***to the creation of a new source of substantial light or glare which would adversely affect***
23 ***day or nighttime views in the area.***

24 3. Project Impact(s): Construction and operation of Building D and Building E would
25 introduce new sources of artificial light typical of business park warehouse
26 developments. No glare-producing building materials are proposed. Mandatory
27 compliance with Riverside County Ordinances Nos. 655 and 915 (RR-1 and RR-2;
28 FEIR pp. S-11, 12, and 13), which provide lighting standards to eliminate adverse

1 effects of lighting associated with development, will ensure that the Project does not
2 create new sources of substantial light or glare that affect day or nighttime views in
3 the area. (FEIR pp. 4.1-11, 13 and 14)

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
6 therein.

7 ***Impact: Exposure of residential property to unacceptable light levels.***

8 ***Other Lighting Issues Threshold b): The Project would result in less-than-significant impacts due***
9 ***to the exposure of residential property to unacceptable light levels.***

10 4. **Project Impact(s):** The Project would not expose residential properties to
11 unacceptable light levels. Mandatory compliance with Riverside County Ordinances
12 Nos. 655 and 915 (RR-1 and RR-2; FEIR pp. S-11, 12, and 13), which provide
13 lighting and light shielding standards, would ensure that that Project does not expose
14 off-site residential properties to unacceptable light levels. In addition, as a best
15 practice measure, FEIR Section 4.11, *Noise*, includes Mitigation Measure 4.11-2(A)
16 that requires that no construction activities and no construction-related night lighting
17 shall occur within 600 feet of occupied sensitive receptors after 6:00 p.m. and before
18 6:00 a.m. during the months of June through September or before 7:00 a.m. during
19 the months of October through May. (FEIR pp. 4.1-11, 12 and 13 and FEIR pp. 4.11-
20 20, 21, and 32)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
23 therein.

24 **B. Agriculture and Forest Resources**

25 ***Impact: Conflicts with agricultural zoning, agricultural use, Williamson Act contracts, or Riverside***
26 ***County Agricultural Preserves.***

27 ***Agriculture Threshold b): The Project would result in less-than-significant impacts due to a conflict***
28 ***with existing agricultural zoning, agricultural use, land subject to a Williamson Act***

1 contract, and land within a Riverside County Agricultural Preserve.

2 1. Project Impact(s): The Project site does not contain land zoned for agriculture or land
3 used for agricultural purposes. Although off-site adjacent property is zoned to allow
4 agricultural use, no properties are primarily used for agricultural activities. Should
5 agricultural uses become established on off-site property, with mandatory
6 compliance to Riverside County Ordinance No. 625 (RR-3; FEIR pp. S-13) (the
7 "Right to Farm" ordinance), impacts would be less than significant. (FEIR pp. 4.2-
8 10, 11 and 14)

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
11 therein.

12 *Impact: Development of non-agricultural uses within 300 feet of agriculturally zoned property.*

13 *Agriculture Threshold c): The Project would result in less-than-significant impacts due to*
14 *development of non-agricultural uses within 300 feet of agriculturally zoned property*
15 *(Ordinance No. 625 "Right-to-Farm").*

16 2. Project Impact(s): The Project would have less-than-significant impacts to off-site
17 properties that are agriculturally zoned. Aspects of the Building D and Building E
18 Sites' physical designs, including the proposed creation of manufactured slopes
19 around a majority of the building pads' perimeters adjoining agriculturally-zoned
20 property, would provide a physical separation between the proposed development
21 and off-site agriculturally-zoned property. Also, no surrounding property is currently
22 used primarily for agricultural purposes. Should an off-site property within 300 feet
23 become used for agriculture, mandatory compliance to Ordinance No. 625 (RR-3;
24 FEIR pp. S-13), as would be required by the County, would further ensure that
25 impacts would be less than significant. (FEIR pp. 4.2-11, 14 and 15)

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
28 therein and Responses to Comment Letter B (Comment B-4; FEIR p. FEIR-149),

1 Comment Letter C (Comments C-17 through 22; FEIR pp. FEIR-165, 166, and 167
2 and Comment C-63; FEIR p. FEIR-184) and Comment Letter K (Comment K-11 and
3 12; FEIR pp. FEIR p. 229).

4 **C. Air Quality**

5 ***Impact:*** *Objectionable odors affecting a substantial number of people.*

6 ***Air Quality Threshold f):*** *The Project would result in less-than-significant impacts due to the*
7 *creation of objectionable odors affecting a substantial number of people.*

- 8 1. **Project Impact(s):** The Project would not produce unusual or substantial
9 construction-related or operational-related odors. Further, the Project would be
10 required to comply with South Coast Air Quality Management District (SCAQMD)
11 Rule 402, which prohibits the discharge of odorous emissions that would create a
12 public nuisance. (FEIR pp. 4.3-31, 32 and 34)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted
15 therein, and FEIR Technical Appendices B1 and B2.

16 **D. Cultural Resources**

17 ***Impact:*** *Alteration or destruction of an historic site.*

18 ***Historic Resources Threshold a):*** *The Project would result in less-than-significant impacts due to*
19 *the alteration or destruction of an historic site.*

- 20 1. **Project Impact(s):** According to County of Riverside EIR No. 521 Table 4.9-A,
21 *Cultural Resources of Riverside County*, the Project site does not contain any federal,
22 State, and/or county resources as recorded by the National Register of Historic Places
23 (NHRP), California Registered Historic Landmarks Architecture (CRHL), California
24 Points of Historic Interest (CPHI), or Riverside County Historical Landmarks
25 (RCHL). In addition, according to County of Riverside EIR No. 521 Figure 4.9.2,
26 *Historical Resources*, no known historic resources are located on the Project site. A
27 historical and archaeological survey of the Building D Site (FEIR Technical
28 Appendix D1) and Building E Site (FEIR Technical Appendix D2) did not identify

1 the presence of any historical resources; thus, the Project would not alter or destroy
2 an historic site and would not cause a substantial adverse change in the significance
3 of a historical resource as defined in California Code of Regulations, § 15064.5.
4 (FEIR pp. 4.5-17 and 4.5-26)

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
7 therein and FEIR Technical Appendices D1 and D2.

8 ***Impact: Adverse changes to the significance of a historical resource.***

9 ***Historic Resources Threshold b): The Project would result in less-than-significant impacts and***
10 ***would not cause a substantial adverse change in the significance of a historical resource as***
11 ***defined in California Code of Regulations, Section 15064.5.***

12 2. Project Impact(s): According to County of Riverside EIR No. 521 Table 4.9-A,
13 *Cultural Resources of Riverside County*, the Project site does not contain any federal,
14 State, and/or county resource as recorded by the National Register of Historic Places
15 (NHRP), California Registered Historic Landmarks Architecture (CRHL), California
16 Points of Historic Interest (CPHI), or Riverside County Historical Landmarks
17 (RCHL). In addition, according to County of Riverside EIR No. 521 Figure 4.9.2,
18 *Historical Resources*, no known historic resources are located on the Project site. A
19 historical and archaeological survey of the Building D Site (FEIR Technical
20 Appendix D1) and Building E Site (FEIR Technical Appendix D2) did not identify
21 the presence of any historical resources. Thus, the Project would not alter or destroy
22 an historic site and would not cause a substantial adverse change in the significance
23 of a historical resource as defined in California Code of Regulations, § 15064.5.
24 (FEIR pp. 4.5-17, 18, and 26)

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
27 therein and FEIR Technical Appendices D1 and D2.
28

1 **Impact: Disturbance of human remains.**

2 **Archaeological Resources Threshold c):** *The Project would result in less-than-significant impacts*
3 *associated with the disturbance of human remains, including those interred outside of formal*
4 *cemeteries.*

- 5 3. Project Impact(s): There are no known human remains on the Project site. In the
6 unlikely event that human remains are discovered during Project grading or other
7 ground disturbing activities, compliance with the applicable provisions of the
8 California Health and Safety Code § 7050.5 and California Public Resources Code §
9 5097 et. seq. is required (RR 14; FEIR p. S-37). Mandatory compliance with this
10 State law would ensure that human remains, if encountered, are appropriately treated
11 and would preclude the potential for significant impacts to Native American remains.
12 (FEIR p. 4.5-20, 27, and 28)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
15 therein.

16 **E. Geology and Soils**

17 **Impact:** *Exposure of people or structures to potential substantial adverse effects associated with*
18 *earthquake faults.*

19 **Alquist-Priolo Earthquake Fault Zone or County Fault Zone Threshold a):** *The Project would*
20 *result in less-than-significant impacts due to the exposure of people or structures to potential*
21 *substantial adverse effects, including the risk of loss, injury, or death.*

- 22 1. Project Impact(s): Development on the Building D Site and the Building E Site would
23 not expose people or structures to substantial adverse seismic risks. The Building D
24 Site and the Building E Site are not located within a mapped Alquist-Priolo
25 Earthquake Fault Zone and there are no known active or potentially active faults on
26 the Project site or trending toward the Project site; therefore, the Project site is not
27 subject to risks associated with earthquake fault zones. Mandatory compliance with
28 local and state regulatory requirements related to building construction (RR-15;

1 FEIR p. S-38) and compliance with site-specific geotechnical recommendations
2 (RR-16; FEIR p. S-39) would ensure that Building D and Building E are developed
3 as required to attenuate the seismic risk to people or structures to less-than-significant
4 levels. (FEIR pp. 4.6-11, 12, and 20)

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
7 therein and FEIR Technical Appendices E1, E2, E3, and E4.

8 ***Impact: Location being subject to rupture of a known earthquake fault.***

9 ***Alquist-Priolo Earthquake Fault Zone or County Fault Zone Threshold b): The Project would***
10 *have less-than-significant impacts due to the rupture of a known earthquake fault, as*
11 *delineated by the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the*
12 *State Geologist for the area or based on substantial evidence of a known fault.*

13 2. Project Impact(s): Development on the Building D Site and the Building E Site would
14 not expose people or structures to substantial adverse seismic risks. The Building D
15 Site and the Building E Site are not located within a mapped Alquist-Priolo
16 Earthquake Fault Zone and there are no known active or potentially active faults on
17 the Project site or trending toward the Project site; therefore, the Project site is not
18 subject to risk of fault rupture. Mandatory compliance with local and state regulatory
19 requirements related to building construction (RR-15; FEIR p. S-38) and compliance
20 with site-specific geotechnical recommendations (RR-16; FEIR p. S-39) would
21 ensure that Building D and Building E are developed as required to attenuate the
22 seismic risk to people or structures to less-than-significant levels. (FEIR pp. 4.6-11,
23 12, and 20)

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
26 therein and FEIR Technical Appendices E1, E2, E3, and E4.

27 ***Impact: Seismic-related ground failure, including liquefaction.***

28 ***Liquefaction Zone Potential Threshold a): The Project would result in less-than-significant***

1 *impacts associated with seismic-related ground failure, including liquefaction.*

2 3. Project Impact(s): According to available mapping data and soil conditions
3 encountered during geologic testing on the Building D Site and Building E Site
4 (FEIR Technical Appendices E1 through E4), the soils contained on the Building D
5 Site and the Building E Site are dense and cohesive; as such, they are not subject to
6 a significant risk associated with seismic-related ground failure, including
7 liquefaction. Building D and Building E are required to be designed and constructed
8 in accordance with the latest applicable seismic safety guidelines, including the
9 standard requirements of the California Building Standards Code (CBSC) (Chapter
10 18) and County of Riverside Building Code (RR-15; FEIR p. S-38)

11 The County of Riverside would also impose the site-specific grading and
12 construction recommendations contained within the geotechnical reports contained
13 as Technical Appendices E1 and E4 to EIR No. 546, ensured through conditions of
14 Project approval (RR-16; FEIR p. S-39) to further reduce the risk of seismic-related
15 ground failure due to liquefaction. As such, implementation of the Project would
16 result in less-than-significant impacts associated with seismic-related ground failure
17 and/or liquefaction hazards. (FEIR pp. 4.6-12 and 21)

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
20 therein and FEIR Technical Appendices E1, E2, E3, and E4.

21 ***Impact: Strong seismic ground shaking.***

22 ***Ground-Shaking Zone Threshold a): The Project would result in less-than-significant impacts***
23 ***associated with strong seismic ground shaking.***

24 Project Impact(s): As with all properties within the southern California region, the Project
25 site is subject to seismic ground shaking associated with earthquakes; however,
26 mandatory compliance with local and state ordinances and building codes including
27 but not limited to the CBSC (Chapter 18) and County of Riverside Building Code
28 would ensure that the proposed structures are developed as required to preclude

1 adverse effects involving strong seismic ground-shaking. Mandatory compliance
2 with local and state regulatory requirements related to building construction (RR-15;
3 FEIR p. S-38) and compliance with site-specific geotechnical recommendations
4 (RR-16; FEIR p. S-39) would ensure that impacts would be less than significant.
5 (FEIR p. 4.6-12, 13, and 21)

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
8 therein and FEIR Technical Appendices E1, E2, E3, and E4.

9 ***Impact:*** *Unstable geologic units or soils that result in on- or off-site landslide, lateral spreading,*
10 *collapse, or rockfall hazards.*

11 ***Landslide Risk Threshold a):*** *The Project would result in less-than-significant impacts due to a*
12 *geologic unit or soil that is unstable, or that would become unstable as a result of the project,*
13 *and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall*
14 *hazards.*

15 4. **Project Impact(s):** There is no potential for Building D or Building E to cause on- or
16 off-site landslides or lateral spreading. Potential hazards associated with soils on the
17 Project site that have the potential for lateral spreading and collapse would be
18 precluded through use of proposed non-explosive rock breaking/blasting techniques
19 during Project construction (RR-37; FEIR pp. S-58 and 59), mandatory adherence to
20 recommendations given in the Building D Site and the Building E Site geotechnical
21 reports (Technical Appendices E1 through E4 to EIR No. 546) ensured through
22 Project conditions of approval (RR-16; FEIR p. S-39), and mandatory compliance
23 with applicable CBSC and County building regulations (RR-15; FEIR p. S-38). The
24 Project would create stable, landscaped manufactured slopes that would not be
25 subject to rockfall hazards as evidenced in FEIR Technical Appendices E1 through
26 E4). The potential to result in on- or off-site landslide, lateral spreading, collapse, or
27 rockfall hazards would be less than significant. (FEIR pp. 4.6-13, 14, and 21)

28 The evidence supporting these conclusions includes, without limitation, the

1 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
2 therein, FEIR Technical Appendices E1, E2, E3, and E4, and Responses to Comment
3 Letter E (Comment E-32, FEIR pp. FEIR-202) and Comment Letter K (Comment K-
4 52; FEIR p. FEIR-325).

5 **Impact:** *Ground subsidence due to unstable geologic units.*

6 **Ground Subsidence Threshold a):** *The Project would result in less-than-significant impacts*
7 *associated with geologic units or soils that are unstable, or that would become unstable as*
8 *a result of the Project, and impacts associated with ground subsidence would be less than*
9 *significant.*

- 10 5. **Project Impact(s):** Ground subsidence has the potential to occur on the Building D
11 and Building E sites. However, mandatory adherence to recommendations given in
12 the Building D Site and the Building E Site geotechnical reports (Technical
13 Appendices E1 through E4 to EIR No. 546) ensured as Project conditions of approval
14 (RR-16; FEIR p. S-39), and mandatory compliance with applicable regulations (RR-
15 15; FEIR p. S-38) would ensure proper grading techniques such that impacts related
16 to ground subsidence would be less than significant. (FEIR pp. 4.6-1, 14, and 21)
17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
19 therein and FEIR Technical Appendices E1, E2, E3, and E4.

20 **Impact:** *Changes to topography or ground surface relief features.*

21 **Slopes Threshold a):** *The Project would result in less-than-significant impacts due to a change*
22 *topography or ground surface relief features.*

- 23 6. **Project Impact(s):** Development of the Building D Site and the Building E Site would
24 change topography and ground surface relief features as compared to existing
25 conditions. However, as a standard condition of Project approval, the Project would
26 be required to comply with the site-specific recommendations contained in the
27 geotechnical reports for the Building D Site and the Building E Site (Technical
28 Appendices E1 through E4 to EIR No. 546), including recommendations related to

1 site preparation, soil compaction, and manufactured slope design that would
2 minimize potential hazards associated with manufactured slope failure (RR-16; FEIR
3 p. S-39). Impacts would be less than significant. (FEIR pp 4.6-15, 16, 21 and 22)
4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
6 therein and FEIR Technical Appendices E1, E2, E3, and E4.

7 **Impact:** *Slopes greater than 2:1 or higher than 10 feet.*

8 **Slopes Threshold b):** *The Project would result in less-than-significant impacts due to the creation
9 of cut or fill slopes greater than 2:1 or higher than 10 feet.*

10 7. Project Impact(s): Development of the Building D and Building E sites would create
11 cut or fill slopes higher than 10 feet and greater than 2:1. Both buildings, as part of
12 the Project's conditions of approval, would be required to comply with the
13 recommendations in the geotechnical reports (Technical Appendices E1 through E4
14 to EIR No. 546) to ensure the stability of these slopes, as well as all other applicable
15 regulations (RR-16; FEIR p. S-39). Deep-rooted, low water use, plant material is
16 proposed on the proposed manufactured slopes to further aid in stability (FEIR
17 Figures 3-16 and 3-26, Conceptual Landscaping Plan(s)). Compliance with the
18 recommendations and applicable CBSC and County regulations (RR-15; FEIR p. S-
19 38) would reduce impacts associated with slope construction to less than significant.
20 (FEIR pp. 4.6-15, 16, and 22)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
23 therein and FEIR Technical Appendices E1, E2, E3, and E4.

24 **Impact:** *Affects to or negation of subsurface sewage disposal systems.*

25 **Slopes Threshold c) (Building D Site):** *The Project as proposed on the Building D Site would not
26 affect or negate subsurface sewage disposal systems, and impacts would be less than
27 significant.*

28 8. Project Impact(s): The existing septic system associated with the existing mobile

1 home located on the Building D Site would be removed in accordance with all
2 applicable rules and regulations. With mandatory compliance with all applicable
3 County rules and regulations, the Project as proposed on the Building D Site would
4 not result in grading that affects or negates subsurface sewage disposal systems.
5 Impacts would be less than significant. (FEIR pp. 4.6-16 and 22)

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
8 therein.

9 ***Impact: Erosion or loss of topsoil.***

10 ***Soils Threshold a): The Project would result in less-than-significant impacts due to substantial soil***
11 ***erosion or loss of topsoil.***

12 9. Project Impact(s): The Project would not result in substantial soil erosion or the loss
13 of topsoil. The Project Applicant is required to obtain a National Pollutant Discharge
14 Elimination System (NPDES) permit for construction activities (RR-32 and RR-35;
15 FEIR p. S-52) as well as adhere to SCAQMD Rule 403 (RR-4; FEIR pp. S-15 and
16 16) during Project construction. With mandatory compliance to these regulatory
17 requirements, the potential for soil erosion impacts during construction would be less
18 than significant. Following construction, soil erosion on the Project site would be
19 minimized, as the areas disturbed during construction would be landscaped or
20 covered with impervious surfaces and drainage would be controlled through a storm
21 drain system. Furthermore, Building D and Building E owners and successors in
22 interest are required by law to ensure the implementation of a Water Quality
23 Management Plan (WQMP) during Project operation (RR-34; FEIR p. S-52), which
24 would preclude substantial erosion impacts in the long-term. (FEIR pp. 4.6-17, 18,
25 and 22)

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
28 therein and FEIR Technical Appendix H.

1 **Impact:** *Expansive soils.*

2 **Soils Threshold b):** *The Project would result in less-than-significant impacts due to expansive soils,*
3 *as defined in Section 1802.3.2 of the California Building Code (2007) and would result in*
4 *less-than-significant impacts due to substantial risks to life or property resulting from*
5 *expansive soils.*

6 10. Project Impact(s): Laboratory tests determined that the near-surface soils on both the
7 Building D Site and the Building E Site have a very low expansion potential (FEIR
8 Technical Appendices E1 through E4). Accordingly, the Project would not create
9 substantial risks to life or property from exposure to expansive soils. Impacts would
10 be less than significant. (FEIR pp. 4.6-18 and 22)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
13 therein and FEIR Technical Appendices E1, E2, E3, and E4.

14 **Impact:** *On- or off-site water erosion.*

15 **Erosion Threshold b):** *The Project would result in less-than-significant impacts due to an increase*
16 *in water erosion on or off site.*

17 11. Project Impact(s): Buildout of the Project site would result in an increase in
18 impervious surfaces. Storm water falling on the impervious portions of the Project
19 site would be collected and treated on-site before being discharged into the storm
20 drain system to be constructed as part of the Project. An energy dissipater is
21 proposed to be installed at the southeast corner of the Building D Site to reduce off-
22 site erosion potential to less than significant. Storm water runoff with the potential
23 to result in water erosion would thus be reduced by the Project's design and a less-
24 than-significant impact would occur. (FEIR pp. 4.6-19 and 23)

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
27 therein and FEIR Technical Appendix H.

28 **Impact:** *On- or off-site wind erosion or blowsand.*

1 ***Wind Erosion and Blows and Threshold a):*** *The Project would result in less-than-significant*
2 *impacts associated with on- or off-site wind erosion and blowsand.*

3 12. **Project Impact(s):** The Project site would be exposed to wind erosion during
4 construction but would be required to implement Best Management Practices
5 (BMPs) as part of the National Pollutant Discharge Elimination System (NPDES)
6 permit (RR-32 and RR-35; FEIR p. S-52), and would be required to comply with all
7 other applicable regulations related to wind erosion, including SCAQMD Rule 403
8 (RR-4; FEIR p. S-15 and 16). Following development of the Project site, soils on
9 the developed portions of the Project site would be covered with impervious surfaces
10 and landscaping and no longer exposed to wind; thus, wind erosion and the loss of
11 topsoil would be substantially reduced as compared to existing conditions. Impacts
12 would be less than significant. (FEIR pp. 4.6-19 and 23)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
15 therein.

16 **F. Hazards and Hazardous Materials**

17 ***Impact:*** *Transport, use, or disposal of hazardous materials.*

18 ***Hazards and Hazardous Materials Threshold a):*** *The Project would not create a significant hazard*
19 *to the public or the environment through the routine transport, use, or disposal of hazardous*
20 *materials and impacts would be less than significant.*

21 1. **Project Impact(s):** During Project construction and operation, mandatory compliance
22 to federal, State, and local regulations would ensure that the Project as proposed on
23 the Building D Site and the Building E Site would not create a significant hazard to
24 the public or the environment through the routine transport, use, or disposal of
25 hazardous materials. (FEIR pp. 4.-8-10, 11, 12, and 16)

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
28 therein and FEIR Technical Appendices G1 and G2.

1 **Impact:** *Upset and accident conditions involving the release of hazardous materials into the*
2 *environment.*

3 **Hazards and Hazardous Materials Threshold b):** *The Project would not create a significant hazard*
4 *to the public or the environment through reasonably foreseeable upset and accident*
5 *conditions involving the release of hazardous materials into the environment and impacts*
6 *would be less than significant.*

7 2. **Project Impact(s):** During Project construction and operation, mandatory compliance
8 to federal, State, and local regulations would ensure that the Project as proposed on
9 the Building D Site and the Building E Site would not create a significant hazard to
10 the public or the environment resulting from upset and accident conditions resulting
11 in the release of hazardous materials. (FEIR p. 4.-8-10, 11, 12, and 16)

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
14 therein and FEIR Technical Appendices G1 and G2.

15 **Impact:** *Inconsistency with an Airport Master Plan*

16 **Airports Threshold a):** *The Project would result in less-than-significant impacts due to an*
17 *inconsistency with an Airport Master Plan.*

18 3. **Project Impact(s):** Pursuant to mandatory compliance with Riverside County ALUC
19 conditions of approval (RR-19 through RR-31 on FEIR pp. S-47 through S-51), the
20 Project is consistent with the restrictions and requirements of the March Air Reserve
21 Base/Inland Port Land Use Compatibility Plan. As such, the Project would not result
22 in an airport safety hazard for people residing or working in the Project area. (FEIR
23 pp. 4.8-13 and 16 through 19)

24 The evidence supporting these conclusions includes, without limitation, the
25 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
26 therein and the Riverside County ALUC Staff Report for the Project referenced in
27 the FEIR as “County of Riverside ALUC, 2017.”

28 **Impact:** *Review by Airport Land Use Commission.*

1 ***Airports Threshold b):*** *The Project was reviewed by the Airport Land Use Commission and was*
2 *found to be compatible with airport operations; impacts would be less than significant.*

3 4. **Project Impact(s):** Pursuant to mandatory compliance with Riverside County ALUC
4 conditions of approval (RR-19 through RR-31 on FEIR pp. S-47 through S-51), the
5 Project is consistent with the restrictions and requirements of the March Air Reserve
6 Base/Inland Port Land Use Compatibility Plan. As such, the Project would not result
7 in an airport safety hazard for people residing or working in the Project area. (FEIR
8 pp. 4.8-13 and 16 through 19)

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
11 therein and the Riverside County ALUC Staff Report for the Project referenced in
12 the FEIR as “County of Riverside ALUC, 2017.”

13 ***Impact:*** *Safety hazards for people residing or working in the area.*

14 ***Airports Threshold c):*** *The Project would result in a less-than-significant impact due to safety*
15 *hazards associated with public airports.*

16 5. **Project Impact(s):** Pursuant to mandatory compliance with Riverside County ALUC
17 conditions of approval (RR-19 through RR-31 on FEIR pp. FEIR S-47 through S-
18 51), the Project is consistent with the restrictions and requirements of the March Air
19 Reserve Base/Inland Port Land Use Compatibility Plan. As such, the Project would
20 not result in an airport safety hazard for people residing or working in the Project
21 area. (FEIR pp. 4.8-13 and 16 through 19)

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
24 therein and the Riverside County ALUC Staff Report for the Project referenced in
25 the FEIR as “County of Riverside ALUC, 2017.”

26 **G. Hydrology and Water Quality**

27 ***Impact:*** *Alteration of existing drainage patterns resulting in erosion or siltation.*

28 ***Water Quality Threshold a):*** *The Project would result in less-than-significant impacts due to the*

1 *alteration of the existing drainage pattern of the site or area, including the alteration of the*
2 *course of a stream or river, and would not result in substantial erosion or siltation on- or*
3 *off-site.*

4 I. Project Impact(s): Pursuant to the requirements of the Santa Ana Regional Water
5 Quality Control Board (RWQCB) and Riverside County (as required by Ordinance
6 No. 754), prior to the commencement of construction activities, the Project would be
7 required to obtain coverage under the State of California National Pollutant
8 Discharge Elimination System (NPDES) Construction General Permit (RR-32 and
9 RR-35; FEIR p. S-52). In addition, the Project would be required to comply with the
10 Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Program.
11 Compliance with the NPDES permit and the Santa Ana River Basin Water Quality
12 Control Program involves the preparation and implementation of a Storm Water
13 Pollution Prevention Plan (SWPPP) for construction-related activities, including
14 grading (RR-33; FEIR p. S-52). The SWPPP will specify the BMPs that the Project
15 would be required to implement during construction activities to ensure that all
16 potential pollutants of concern – including silt/sediment – are prevented, minimized,
17 and/or otherwise appropriately treated prior to being discharged from the subject
18 property. Mandatory compliance with the SWPPP will ensure that the Project does
19 not violate any water quality standards or waste discharge requirements during short-
20 term construction activities. Thus, water quality impacts associated with short-term
21 construction activities would be less than significant. The Project would construct
22 bioretention/detention basins on the Building D and Building E Sites to treat
23 stormwater runoff that originates within the Project site (e.g. runoff from on-site
24 parking lots, building roofs). In addition, to meet the requirements of the County's
25 NPDES permit and in accordance with the Riverside County Code of Ordinances
26 Section 13.12.060.C, the Project would be required to prepare and implement
27 WQMPs (RR-34; FEIR p. S-52). Compliance with the applicable WQMPs would be
28 required as a condition of approval for all development proposals on the Project site

1 and long-term maintenance of on-site water quality features would be required to
2 ensure their long-term effectiveness. Therefore, water quality impacts associated
3 with post-development at the Project site and long-term operation of the Project
4 would be less than significant. Therefore, long-term use of the Project site with
5 industrial land uses would not violate any water quality standards or waste discharge
6 requirements and impacts would be less than significant. Mandatory compliance with
7 the NPDES Industrial General Permit would further reduce water quality impacts
8 during long-term operation of the Project to below significant levels. (FEIR pp. 4.9-
9 9, 10, 11, 21 and 23)

10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
12 therein and FEIR Technical Appendix H.

13 ***Impact:*** *Violation of water quality standards or waste discharge requirements.*

14 ***Water Quality Threshold b):*** *The Project would result in less-than-significant impacts due to a*
15 *violation of water quality standards or waste discharge requirements.*

16 2. Project Impact(s): The Project would not violate any water quality standards or waste
17 discharge requirements on a direct or cumulatively-considerable basis. The Project
18 is required to prepare and comply with a Storm Water Pollution Prevention Program
19 (SWPPP) to address short-term construction-related water quality issues and is
20 required to comply with the site-specific Water Quality Management Plans
21 (WQMPs) and their associated Best Management Practices (BMPs) (RR-32 through
22 RR-35; FEIR p. S-52). (FEIR pp. 4.9-9, 10, 11, 21 and 23)

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
25 therein and FEIR Technical Appendix H.

26 ***Impact:*** *Depletion or groundwater supplies or interference with groundwater recharge.*

27 ***Water Quality Threshold c):*** *The Project would not substantially deplete groundwater supplies or*
28 *interfere substantially with groundwater recharge such that there would be a net deficit in*

1 *aquifer volume or a lowering of the local groundwater table level (e.g., the production rate*
2 *of pre-existing nearby wells would drop to a level which would not support existing land*
3 *uses or planned uses for which permits have been granted), and impacts would be less than*
4 *significant.*

5 3. Project Impact(s): The Project would not install any water wells; therefore, the
6 Project would not directly extract groundwater from the Perris North Groundwater
7 Basin. Notwithstanding, the Project would install impervious surfaces on the
8 Building D and Building E Sites and the increase in impervious surface cover could
9 reduce the amount of water percolating down into the groundwater basin that
10 underlies the Project area. However, water captured by the Project's
11 bioretention/detention basins and landscaped areas would have the opportunity to
12 percolate into the ground and would minimize potential adverse effects related to
13 groundwater recharge. Thus, with buildout of the Project, the local groundwater
14 levels would not be adversely affected and impacts to groundwater supplies and
15 recharge would be less than significant. (FEIR p. 4.9-11 and 21)

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
18 therein and FEIR Technical Appendix H.

19 ***Impact: Exceedance to the capacity of stormwater drainage systems and polluted runoff.***

20 ***Water Quality Threshold d): The Project would not create or contribute runoff water that would***
21 ***exceed the capacity of existing or planned stormwater drainage systems or provide***
22 ***substantial additional sources of polluted runoff, and impacts would be less than significant.***

23 4. Project Impact(s): The Project would be consistent with the Perris Valley Master
24 Drainage Plan (MDP) and existing/planned storm drain improvements have
25 sufficient capacity to convey stormwater runoff generated by the Project.
26 Accordingly, the Project would not create or contribute runoff that would exceed the
27 capacity of any existing or planned stormwater drainage system, and impacts would
28 be less than significant. In addition, the Project would be required to comply with

1 future SWPPPs and WQMPs (RR-33 and RR-34; FEIR p. S-52), which will identify
2 the BMPs to be incorporated into the Project to ensure that construction and
3 operational activities on the Project site would not result in substantial amounts of
4 polluted runoff. Therefore, with mandatory compliance with the Project's SWPPPs
5 and WQMPs (RR-33 and RR-34; FEIR p. S-52), the Project would not create or
6 contribute additional sources of substantial, polluted runoff. Impacts would be less
7 than significant. (FEIR pp. 4.9-13, 22 and 23)

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
10 therein and FEIR Technical Appendix H.

11 ***Impact:*** *Environmental effects associated with new or retrofitted stormwater Treatment Control*
12 *Best Management Practices (BMPs).*

13 ***Water Quality Threshold h:*** *The Project would not include new or retrofitted stormwater*
14 *Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins,*
15 *constructed treatment wetlands), the operation of which could result in significant*
16 *environmental effects (e.g. increased vectors or odors); therefore, impacts would be less*
17 *than significant.*

18 5. Project Impact(s): Bioretention/detention basins would be constructed on the
19 Building D and Building E Sites and be required to comply with the Project's NPDES
20 Permit and SWPPP (RR-32 through RR-35, FEIR p. 23). The Riverside County
21 Airport Land Use Commission (ALUC) imposed a condition that requires
22 bioretention/detention basins on the Project site to completely drain within 48 hours
23 following the conclusion of a rain storm event for the design storm (may be less, but
24 not more), and to remain totally dry between rainfalls (RR-22, FEIR pp. S-49 and
25 4.8-18). Vegetation in and around the detention basins that would provide food or
26 cover for bird species that would be incompatible with airport operations would not
27 be utilized in Project landscaping (RR-22, FEIR pp. S-49 and 4.8-18). The Project
28 would be required to comply with ALUC conditions of approval (RR-22, FEIR pp.

1 S-49 and 4.8-18). Compliance with the ALUC's conditions of approval would
2 preclude vector breeding on the Project site, as vectors, such as mosquitoes, require
3 standing water for a minimum of 72 hours in order to breed. Normal maintenance
4 activities for bioretention/detention basins, including landscape maintenance, debris,
5 and trash removal, would further minimize potential effects related to vectors and
6 odors. Based on the foregoing information, the Project would not result in less-than-
7 significant environmental effects related to the long-term operation of BMPs on the
8 Building D and Building E Sites. (FEIR pp. 4.9-13 and 22)

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
11 therein and FEIR Technical Appendix H.

12
13 ***Impact: Alteration of drainage patterns resulting in flooding.***

14 ***Floodplains Threshold a): The Project would not substantially alter the existing drainage pattern***
15 ***of the site or area, including through the alteration of the course of a stream or river, or***
16 ***substantially increase the rate or amount of surface runoff in a manner that would result in***
17 ***flooding on- or off-site; impacts would be less than significant.***

18 6. Project Impact(s): Development of the Project site would alter the site's existing
19 drainage patterns; however, the Perris Valley MDP establishes the long-term
20 drainage plan for the Project site and surrounding area. The Perris Valley MDP
21 identifies the drainage system plan for the Perris Valley area that will safely convey
22 stormwater runoff to major, regional drainage facilities (i.e., Perris Valley Storm
23 Drain) in consideration of physical barriers, topography, and ultimate land uses. The
24 Project is consistent with the Perris Valley MDP and would not result in flooding on-
25 or off-site. (FEIR pp. 4.9-13 and 4.9-22)

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
28 therein and FEIR Technical Appendix H.

1 **Impact:** *Changes in absorption rates or the rate and amount of surface runoff.*

2 **Floodplains Threshold b):** *The Project would result in less-than-significant impacts due to changes*
3 *in absorption rates or the rate and amount of surface runoff.*

4 7. **Project Impact(s):** The Project is consistent with the Perris Valley MDP and would
5 not result in on- or off-site flooding due to changes in absorption rates and/or the
6 amount of surface runoff (FEIR pp. 4.9-13 through 18 and 22)

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
9 therein and FEIR Technical Appendix H.

10 **H. Land Use and Planning**

11 **Impact:** *Affects to spheres of influence or land uses.*

12 **Land Use Threshold b):** *The Project would not affect the land use within a city sphere of influence*
13 *and/or within adjacent city or county boundaries and impacts would be less than significant.*

14 1. **Project Impact(s):** The Project proposes the development of land within the City of
15 Perris' Sphere of Influence, but because the City of Perris has not applied any land
16 use or pre-zone designations to the Project site, the Project would not affect the City's
17 planned use of the land and impacts would be less than significant. (FEIR pp. 4.10-
18 6 and 10)

19 2. The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted
21 therein.

22 **Impact:** *Consistency with existing or proposed zoning.*

23 **Planning Threshold a):** *The Project would result in less-than-significant impacts due to an*
24 *inconsistency with the site's existing and proposed zoning.*

25 3. **Project Impact(s):** The Project proposes to change the zoning designations on
26 portions of the Building D Site and Building E Site from R-R-1/2, R-R, and M-M, to
27 I-P. The change in zoning designation would result in less-than-significant impacts
28 as analyzed throughout EIR No. 546. Development on the property would be

1 consistent with the proposed I-P zoning designation. (FEIR pp. 4.10-6, 7, and 10)
2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted
4 therein and Responses to Comment Letter B (Comment B-16; FEIR p. FEIR-158),
5 Comment Letter C (Comment C-63; FEIR p. FEIR-184), Comment Letter E
6 (Comments E-3, E-26, and E-88; FEIR pp. FEIR-196, 197, 201, and 214), Comment
7 Letter K (Comments K-3 and K-12; FEIR pp. FEIR-226, 227, and 229), and
8 Comment Letter M (Comment M-1; FEIR p. FEIR-244).

9 ***Impact: Compatibility with existing surrounding zoning.***

10 ***Planning Threshold b): The Project would not be incompatible with existing surrounding zoning***
11 ***and impacts would be less than significant.***

12 4. Project Impact(s): The Project would not result in conflicts with the existing,
13 surrounding zoning designations, which are A-1-1, RR-1/2, I-P, M-M, and M-SC
14 zoning designations located north, east, and south of the Project site. The Project
15 includes design features described in Section 3.0 of the FEIR (e.g., manufactured
16 slopes, screen walls, and landscaping) to ensure compatibility with the existing
17 residentially zoned areas to the west and south of the Project site. (FEIR Section 3.0
18 and FEIR pp. 4.10-7 and 10)

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted
21 therein and Responses to Comment Letter B (Comment B-16; FEIR p. FEIR-158),
22 Comment Letter C (Comment C-63; FEIR p. FEIR-184), Comment Letter E
23 (Comments E-3, E-26, and E-88; FEIR pp. FEIR-196, 197, 201, and 214), Comment
24 Letter K (Comments K-3 and K-12; FEIR pp. FEIR-226, 227, and 229), and
25 Comment Letter M (Comment M-1; FEIR p. FEIR-244).

26 ***Impact: Compatibility with existing and planned surrounding land uses.***

27 ***Planning Threshold c): The Project would be compatible with existing and planned surrounding***
28 ***land uses, and impacts would be less than significant.***

1 5. Project Impact(s): The Project would be compatible with the existing and planned
2 Business Park and Light Industrial land uses located north and east of the Project
3 site. The Project includes design features (e.g., landscaped manufactured slopes,
4 walls and fencing, and landscaping screening) to ensure compatibility with the
5 existing and planned rural residential land uses to the west and south of the Project
6 site. (FEIR pp. 4.10-7, 8, and 10)

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted
9 therein and Responses to Comment Letter C (Comments C-12 through C-16 and C-
10 63; FEIR pp. FEIR-164, 165, and 184), Comment Letter E (Comments E-3, E-47,
11 and E-50; FEIR pp. FEIR-196, 197, 205, and 206), and Comment Letter K (Comment
12 K-32; FEIR pp. FEIR-232).

13 ***Impact: Consistency with General Plan land use designations and policies.***

14 ***Planning Threshold d): The Project would be consistent with the land use designations and policies***
15 ***of the Comprehensive General Plan (including those of any applicable Specific Plan), and***
16 ***impacts would be less than significant.***

17 6. Project Impact(s): The Project would not conflict with any policies of the Riverside
18 County General Plan or the MVAP (FEIR Technical Appendix M) and the Project
19 site is not located within the boundaries of any Specific Plan. The Project would
20 amend the General Plan and MVAP to change the land use designation of the
21 Building E Site and a portion of the Building D Site from “Community
22 Development-Business Park (CD-BP)” to “Community Development-Light
23 Industrial (CD-LI),” so that the entirety of both Sites is designated for CD-LI land
24 uses. With Riverside County’s approval of the proposed General Plan Amendments
25 proposed for the Building D Site and the Building E Site, the Project would be
26 consistent with the land use designations of the General Plan and MVAP, and as
27 such, impacts would be less than significant. (FEIR pp. 4.10-8 and 10)

28 The evidence supporting these conclusions includes, without limitation, the

1 discussion of these impacts in Subsection 4.10 of the FEIR and the citations noted
2 therein, FEIR Technical Appendix M, and Responses to Comment Letter Comment
3 Letter C (Comments C-64, C-65, C-75 and C-82; FEIR p. FEIR-184, 185, 188, and
4 190), Comment Letter E (Comments E-3, E-4, E-5, E-6, E-25, E-26, E-30 E-74, E-
5 75, E-77, and E-88; FEIR pp. FEIR-196, 197, 201, 202, 212, 213, and 214),
6 Comment Letter K (Comments K-3, K-6, K-12, and K-64; FEIR pp. FEIR-226
7 through 229 and 236), and Comment Letter M (Comment M-1; FEIR p. FEIR-244,
8 and Comment Letter N-1 (FEIR p. FEIR-245).

9 **I. Noise**

10 ***Impact:*** *Exposure of persons to excessive airport-related noise levels.*

11 ***Airport Noise Threshold a):*** *The Project would not expose people residing or working in the project*
12 *area to excessive noise levels associated with public airports, and impacts would be less*
13 *than significant.*

14 1. Project Impact(s): The Project would not expose people to excessive noise levels
15 associated with a public airport or public use airport. The March Air Reserve Base
16 (MARB) is located approximately 1.1 miles east of the Project site, but the Project
17 site would not be exposed to aircraft noise greater than the 60 dBA CNEL, which is
18 acceptable for warehouse business park uses according to the Riverside County
19 General Plan. (FEIR pp. 4.11-19 and 28)

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
22 therein and FEIR Technical Appendix I.

23 ***Impact:*** *Noise impacts from private airstrips.*

24 ***Airport Noise Threshold b):*** *The Project would not expose people residing or working in the project*
25 *area to excessive noise levels associated with private airstrips, and impacts would be less*
26 *than significant.*

27 2. Project Impact(s): No private airstrips are located in the vicinity of the Project site,
28 and noise impacts associated with such facilities would be less than significant.