

1 the Project site would not threaten the species as a whole. The Project would not have a
2 substantial adverse effect, either directly or through habitat modifications, on any other
3 endangered or threatened species, candidate, sensitive, or special status species. The
4 Project's impacts to the paniculate tarplant species would be less than significant and less-
5 than-cumulatively considerable. Also, Riverside County Ordinance No. 810 (RR-11; FEIR
6 p. S-24) requires the payment of a per-acre mitigation fee to disturb property located in the
7 Western Riverside County MSCHP coverage area, which would adequately offset Project-
8 related impacts to species covered by the MSHCP to less-than-significant levels. (FEIR p.
9 4.4-22)

10 The Project site is located within the MSHCP Burrowing Owl Survey Area but is not located
11 within the NEPSSA, the CAPSSA, or the MSHCP Mammal and Amphibian Survey Areas.
12 Although the Project site occurs within the Western Riverside MSHCP, the Project site does
13 not contain sensitive species or suitable habitat for any CASSA or NEPSSA sensitive
14 species. Because the Project as proposed on the Building D Site and the Building E Site and
15 all other developments within the Western Riverside County MSHCP geographic area would
16 be required to comply with the MSHCP, Project-related impacts to MSHCP-covered species
17 would be less than significant and less-than-cumulatively considerable. (FEIR pp. 4.4-22
18 through 4.4-23)

19 Although no Stephens' kangaroo rat (SKR) are known to occupy the Project site and none
20 were observed during biological surveys of the Project site, the Project as proposed on the
21 Building D Site and the Building E Site would impact habitat with the potential to support
22 the Stephens' kangaroo rat (SKR). However, the Project site is located within the SKR Fee
23 Assessment Area as established by the SKR HCP. Thus, coverage for impacts would be
24 provided to the proposed Project through payment of the SKR fee per Riverside County
25 Ordinance No. 633 (RR-12; FEIR p. S-24). Cumulative effects to SKR habitat is addressed
26 through the SKR HCP and with mandatory compliance would be less than significant on a
27 cumulatively-considerable basis. (FEIR p. 4.4-23)

28 Although no sensitive bird species were reported on the Project site during general biological

1 field surveys conducted on the Building D Site and the Building E Site, both properties
2 contain trees and shrubs, which could provide habitat for migratory birds. If active nests are
3 present at the time the nesting habitat is removed, impacts to active nests would be
4 considered a direct and cumulatively-considerable significant impact. Impacts to nesting
5 migratory birds are prohibited by the MBTA and California Fish and Game Code. With the
6 Project Applicant's mandatory compliance with the MBTA (RR-13; FEIR p. S-24), a less-
7 than-significant impact would occur associated with migratory birds. A mitigation measure
8 is required in Subsection 4.4.7 to ensure compliance with the MBTA. All cumulative
9 development projects are required to comply with the MBTA, which would reduce impacts
10 to less than significant. (FEIR p. 4.4-23)

11 Because the Project site is undeveloped, it has the potential to offer raptor foraging habitat.
12 Direct and cumulative effects to raptor foraging habitat are addressed through the Western
13 Riverside County MSHCP. Mandatory payment of the MSHCP fee (RR-11; FEIR p. S-24)
14 would reduce any Project-related impact to raptor foraging habitat to below a level of
15 significance. MSHCP Section 5.3.5, "Identifying Wildlife Habitat Types" describes the
16 general California Wildlife Habitat Relationships (CWHR) methodology used to identify the
17 planned MSHCP Conservation Area. The CWHR "makes predictions about a habitat's value
18 to wildlife in terms of its capacity to fulfill reproduction, foraging, and cover needs of
19 wildlife" (MSHCP Volume 1, Section 5.3.5). Thus, the MSHCP accounts for foraging and
20 cumulative impacts would be less than significant. (FEIR p. 4.4-23)

21 The burrowing owl is fairly ubiquitous within the Project vicinity; as such, it is reasonable
22 to conclude that impacts to habitat for this species are occurring throughout the cumulative
23 study area. As such, cumulative impacts are assumed significant and the proposed Project's
24 potential impacts to burrowing owls that may be located on the Building D Site and the
25 Building E Site prior to Project construction would be cumulatively-considerable and
26 mitigation would be required. Refer to FEIR Subsection 4.4.7 for recommended Mitigation
27 Measure MM 4.4-1 to address impacts to the burrowing owl. (FEIR pp. 4.4-23 through 4.4-
28 24)

1 An ephemeral drainage occurs on the Building D Site (0.09-acre [677 linear feet]) and the
2 Building E Site (0.11-acre [690 linear feet]), which is dominated by upland plant species that
3 qualifies as a MSHCP riverine resource because it receives fresh water flow during all or a
4 portion of the year. The loss of 0.09-acre (677 linear feet) of this resource on the Building
5 D Site and 0.11-acre (690 linear feet) of this resource on the Building E Site (690 linear feet)
6 would be a direct and cumulatively-considerable impact associated with the loss of riverine
7 resources in the Western Riverside County MSHCP area. As required by the MSHCP, a
8 Determination of Biologically Equivalent or Superior Preservation (DBESP) analysis was
9 required for the Building D Site and the Building E Site, and the DBESP reports are attached
10 to the FEIR as Technical Appendices C7 and C8. Mitigation in compliance with the DBESP
11 reports is provided in FEIR Subsection 4.4.7 (MM 4.4-3 and 4.4.4). No wetlands, vernal
12 pools, or "waters of the United States" occur on either the Building D Site or the Building E
13 Site, nor would any of these resources occurring off-site in other areas of Riverside County
14 be affected by the proposed Project. Therefore, the Project has no potential to result in a
15 cumulatively-considerable impact to wetlands, vernal pools, or "waters of the United
16 States." The Project is required by law to comply with site-specific Water Quality
17 Management Plans (WQMPs), including Best Management Practices (BMPs) that address
18 the quality of storm water runoff (RR-34; FEIR p. S-52). As such, changes in the quality of
19 discharged water from the site would have no potential to cumulatively impact biological
20 functions and values as it relates to downstream resources. (FEIR p. 4.4-24)

21 The Project as proposed on the Building D Site and the Building E Site would not
22 significantly impact wildlife movement corridors because such corridors already are
23 accommodated by the Western Riverside County MSHCP and the Project site is not targeted
24 for conservation as part of any proposed or existing linkages by the MSHCP. In addition,
25 there are no native wildlife nursery sites within the Project vicinity. While Western
26 Riverside County is becoming increasingly suburbanized, which could restrict wildlife
27 movement, the MSHCP and the Conservation Areas established therein were developed with
28 several goals that specifically support wildlife movement. Accordingly, cumulative impacts

1 to wildlife movement are less than significant. As concluded by the MSHCP's Final
2 EIR/EIS, "The MSHCP provides for the movement of native resident and migratory species
3 and for genetic flow identified for Covered Species. Therefore, impacts related to cores and
4 linkages resulting from the Plan are considered less than significant" (MSHCP Volume 4:
5 Final EIR/EIS, Section 4.1.5). As such, the Project as proposed on the Building D Site and
6 the Building E Site would not result in cumulatively-considerable impacts to wildlife
7 movement corridors or native wildlife nursery sites. (FEIR p. 4.4-24)

8 No other local policies or ordinances protecting biological resources are applicable to the
9 Project site other than the Western Riverside County MSHCP and the SKR HCP.
10 Accordingly, the Project would have no potential to contribute to cumulative effects
11 associated with to other local policies and ordinances protecting biological resources. No
12 cumulatively considerable impact would occur. (FEIR p. 4.4-24)

13 The evidence supporting these conclusions includes, without limitation, the discussion of
14 these impacts in Subsection 4.4 of the FEIR and the citations noted therein, FEIR Technical
15 Appendices C1, C2, C3, C4, C5, C6, C7, and C8, Responses to Comment Letter B
16 (Comment B-13 (FEIR pp. FEIR-154 and 155), Comment Letter C (Comments C-39 through
17 C-45 and C-61 FEIR pp. FEIR-178, 179, and 183), Comment Letter E (Comments E-57 and
18 E-59; FEIR pp. FEIR-208 and 209), Comment Letter K (Comments K-50 and K-53, FEIR
19 p. FEIR-235), and a letter prepared by Hernandez Environmental Services and cited in the
20 FEIR as "HES, 2016c."

21 **E. Cultural Resources Cumulative Impacts**

22 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
23 Mitigation Measures and Applicable County Regulations and Design Requirements.

24 This cumulative impact analysis considers development of the Project site in conjunction
25 with other development projects in the vicinity of the Project site resulting from full General
26 Plan buildout in the parts of the Riverside County General Plan covered by the Harvest
27 Valley/Winchester Area Plan (HVWAP), the Lakeview/Nuevo Area Plan (LNAP), and the
28 Mead Valley Area Plan (MVAP), in addition to the City of Moreno Valley, the City of Perris,

1 and the City of Riverside. An archaeological resources search conducted by BFSa reported
2 that 73 cultural resources are located within a one-mile radius of the Building D Site and the
3 formerly larger Building E Site. The 73 cultural resources include 64 bedrock milling sites,
4 two historic railroad tracks, one historic debris site, three historic residences, one World War
5 II barracks, one historic trash deposit and one historic steel pipeline. (FEIR pp. 4.5-24
6 through 4.5-25)

7 Record searches and field surveys of the Project site indicate the absence of significant
8 historical sites and resources on the Project site. Therefore, the Project has no potential to
9 contribute towards a significant cumulative impact to historical sites and resources, as
10 defined in California Code of Regulations, Section 15064.5. (FEIR p. 4.5-25)

11 Regarding archaeological resources, the proposed Project would directly impact Site RIV-
12 8401 and Site RIV-8402RIV on the Building D Site and Site RIV-11,874 on the Building E
13 Site, and a portion of Site RIV-1330/H and a portion of Site RIV-8901 on the Building E
14 Site. The Project Applicant has offered to attempt the relocation of several milling sites into
15 landscaped areas on Building D Site and Building E Site. Because none of the on-site
16 cultural resources that would be impacted by the Project meet the definition of a significant
17 or unique cultural resource pursuant to CEQA Guidelines § 15064.5, or are identified as a
18 religious or scared use, the direct loss of these resources would be less than significant.
19 (FEIR p. 4.5-25)

20 In the unlikely event that significant archaeological resources are buried beneath the surface
21 of the Project site, unearthed during Project construction activities, and not properly treated,
22 the Project would significantly impact archeological resources. Other projects within the
23 region would similarly have the potential to impact significant archaeological resources
24 during ground-disturbing activities. Therefore, the Project's potential to directly impact
25 subsurface archaeological deposits is a potential cumulatively-considerable impact for
26 which mitigation is required (MM 4.5-1 through MM 4.5-8; FEIR pp. S-30 through 37).
27 Refer to FEIR Subsection 4.5.7 for applicable mitigation measures. (FEIR p. 4.5-26)

28 Finally, due to mandatory compliance required of all ground-disturbing construction

1 activities with the provisions of California Health and Safety Code Section 7050.5 as well
2 as Public Resources Code Section 5097 et. seq., human remains would be assured proper
3 treatment if encountered (RR-14; FEIR p. S-37). Because all other development projects
4 within the region similarly would be required to comply with State law, any cumulative
5 impact associated with human remains discovery would be reduced to below a level of
6 significance. (FEIR p. 4.5-26)

7 The evidence supporting these conclusions includes, without limitation, the discussion of
8 these impacts in Subsection 4.5 of the FEIR and the citations noted therein, FEIR Technical
9 Appendices D1 and D2, confidential communications by and between Native American
10 tribes, the County of Riverside, and Brian F. Smith and Associates (professional
11 archaeologist) as part of the SB-18 and AB-52 consultation processes on file with the County
12 in the County's Administrative Record for the Project, and Responses to Comment Letter A
13 (FEIR pp. FEIR-148 and 149), Comment Letter L (FEIR pp. FEIR 237 through 244),
14 Comment Letter P (FEIR pp. FEIR-245 and 246), and Comment Letter T (FEIR pp. FEIR-
15 250 through 253).

16 **F. Geology and Soils Cumulative Impacts**

17 **Cumulative Impact Finding: Not Cumulatively Considerable**

18 The cumulative study area for seismic effects and erosion and sedimentation is the southern
19 California region, as seismic activity is detectible at considerable distances up to several
20 hundred miles. Similarly, erosion and sedimentation effects can extend considerable
21 distances in surface water bodies reaching discharge points such as the Pacific Ocean. As
22 such, a summary of projections approach was used in this analysis of cumulative effects for
23 seismic hazards and erosion. Other potential geologic and soils effects are inherently
24 restricted to the areas proposed for on-site development and as such, there is no potential for
25 the Project to contribute to cumulative impacts that require study. Regarding seismic effects,
26 the proposed Project has no potential to cause a seismic event or affect the magnitude of a
27 seismic event. As such, the project has no potential to contribute to a cumulatively
28 significant seismic impact. (FEIR p. 4.6-20)

1 As discussed in the impact analysis for Soil Threshold a), Erosion Thresholds a) and b), and
2 Wind Erosion Threshold a), measures would be incorporated into the Project design during
3 construction and long-term operation to ensure that significant erosion impacts do not occur
4 on the Building D Site or the Building E Site or off-site resulting from Project
5 implementation. Other development projects in the southern California region would be
6 required to comply with similar regulatory requirements as the Project as required by State
7 law and RWQCB requirements to preclude substantial adverse erosion impacts, including
8 mandatory compliance with NPDES requirements and the resulting SWPPPs and WQMPs
9 (RR-32 through R-35; FEIR p. S-52). All development projects in the vicinity of the Project
10 also would be required to comply with SCAQMD Rule 403 (RR-4; FEIR p. S-15 and 16),
11 which would preclude wind-related erosion hazards during construction. In addition,
12 erosion on the Project site would be further controlled by the creation of manufactured slopes
13 planted with stabilizing vegetation that would slope inward toward the Building D Site and
14 the Building E Site. Therefore, because the Project would not result in significant erosion
15 impacts on either the Building D Site or the Building E Site, and because other projects
16 within the cumulative study area would be subject to similar requirements to control erosion
17 hazards during construction and long-term operation, cumulative impacts associated with
18 wind and water erosion hazards are evaluated as less than significant. (FEIR p. 4.6-20)

19 The evidence supporting these conclusions includes, without limitation, the discussion of
20 these impacts in Subsection 4.6 of the FEIR and the citations noted therein, FEIR Technical
21 Appendices E1, E2, E3, E4, and H, and Responses to Comment Letter E (Comment E-32,
22 FEIR pp. FEIR-202) and Comment Letter K (Comment K-52; FEIR p. FEIR-325).

23 **G. Greenhouse Gas Emissions Cumulative Impacts**

24 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
25 Mitigation Measures and Applicable County Regulations and Design Requirements.

26 GCC occurs as the result of global emissions of GHGs. An individual project such as the
27 proposed Project does not have the potential to result in direct and significant GCC-related
28 effects in the absence of cumulative sources of GHGs. The CEQA Guidelines also

1 emphasize that the effects of GHG emissions are cumulative and should be analyzed in the
2 context of CEQA's requirements for cumulative impacts analysis (See CEQA Guidelines
3 Section 15130[f]). (FEIR p. 4.7-30)

4 Accordingly, the Project-specific impact analysis provided in FEIR Subsection 4.7.4 reflects
5 a cumulative impact analysis of the Project's GHG emissions and concludes that the
6 proposed would emit 21,844.74 MTCO₂e per year, which would exceed the CAP's initial
7 screening threshold of 3,000 MTCO₂e. Thus, the Project's level of GHG emissions
8 represent a cumulatively-considerable impact requiring mitigation. Following the
9 application of regulatory requirements (RR-17 and RR-18; FEIR p. S-45) and mitigation
10 (MM 4.7-1; FEIR pp. S-45 and 46), the Project's cumulatively-considerable GHG impacts
11 would be reduced to less-than-significant levels. (FEIR p. 4.7-30)

12 The evidence supporting these conclusions includes, without limitation, the discussion of
13 these impacts in Subsection 4.7 of the FEIR and the citations noted therein, FEIR Technical
14 Appendices B1 and L, Responses to Comment Letter B (Comment B-14; FEIR pp. FEIR-
15 156 and 157), and Comment Letter C (Comments C-53, C-56, and C-98; FEIR pp. FEIR-
16 181, 182, and 194).

17 **H. Hazards and Hazardous Materials Cumulative Impacts**

18 **Cumulative Impact Finding: Not Cumulatively Considerable**

19 Hazards and Hazardous Materials

20 As discussed under Hazards and Hazardous Materials Thresholds a) and b),
21 implementation of the Project as proposed on the Building D Site and the Building
22 E Site would involve high cube dry goods warehousing in conformance with the
23 County's "Industrial Park (I-P)" zoning designation. Although the end users are not
24 presently known, if businesses that use or store hazardous materials occupy the
25 Building D Site and/or the Building E Site, the business owners and operators would
26 be required to comply with all applicable federal, state, and local regulations to
27 ensure the proper use, storage, and disposal of hazardous materials. Such uses also
28 would be subject to additional review and permitting requirements by the County of

1 Riverside DEH. Mandatory compliance with applicable hazardous materials
2 regulations would preclude potential adverse impacts related to the routine transport
3 and handling of hazardous materials and accident conditions involving hazardous
4 materials. Similarly, any other developments in the area proposing the construction
5 of uses for the potential for use, storage, or transport of hazardous materials also
6 would be required to comply with the same federal, state, and local regulations as the
7 Project, which would preclude potential adverse impacts related to hazardous
8 materials. Because the Project and nearby cumulative development would not result
9 in adverse impacts related to handling, transport, storage, and treatment of hazardous
10 materials due to mandatory compliance with federal, state, and local regulations that
11 require that minimum, adequate safety standards are met, there is no potential for a
12 cumulative impact to occur related to hazardous materials, including under routine
13 and accident conditions. (FEIR pp. 4.8-14 through 4.8-15)

14 As discussed under Hazards and Hazardous Materials Threshold c), the Building D
15 Site and the Building E Site do not contain any emergency facilities nor do they serve
16 as an emergency evacuation route. Also, during construction and long-term
17 operation, the proposed Project would be required to maintain adequate access for
18 emergency vehicles. Thus, the Project would have no effect on emergency access
19 and there is no potential for the Project as proposed on the Building D Site or the
20 Building E Site to contribute to any cumulative impacts associated with emergency
21 facilities or emergency evacuation routes. (FEIR p. 4.8-15)

22 As discussed under Hazards and Hazardous Materials Threshold d), the Building D
23 Site and the Building E Site are not located within 0.25-mile of any existing or
24 planned school; therefore, the Project has no potential to combine with other
25 development projects to result in substantial hazardous materials-related impacts
26 within 0.25-mile of the Project site. (FEIR p. 4.8-15)

27 As discussed under Hazards and Hazardous Materials Threshold e), the Building D
28 Site and the Building E Site are not listed on any hazardous materials sites lists

1 compiled pursuant to Government Code Section 65962.5. Because the Project site
2 is not classified as a hazardous materials site, there is no potential for the Project to
3 contribute to, or exacerbate, adverse environmental effects resulting from other
4 hazardous materials sites in the Project vicinity. (FEIR p. 4.8-15)

5 Airports

6 As discussed under Airports Threshold a), b), and c), the Project is conditionally
7 consistent with the March Air Reserve Base/Inland Port Land Use Compatibility
8 Plan and implementation of the Project on the Building D Site and the Building E
9 Site would not result in an airport-related safety hazard for people residing or
10 working in the Project area. All development within the MARB airport influence
11 area is required to be consistent with the March Air Reserve Base/Inland Port Land
12 Use Compatibility Plan to avoid potential land use conflicts with the MARB and
13 minimize potential safety hazards. All projects proposed in the MARB airport
14 influence area are required to undergo a review by the ALUC, and the ALUC issues
15 conditions on these projects to ensure that adverse impacts to the MARB's aircraft
16 operations do not occur. The ALUC conducted a review of the Building D Project
17 and the Building E Project and issued conditions of approval that are listed as
18 regulatory requirements applicable to the Project in FEIR Subsection 4.8.6 (RR-19
19 through RR-31; FEIR p. S-47 through 51). Mandatory compliance with the ALUC's
20 conditions will ensure that the Project and other development in proximity to MARB
21 do not result in substantial, cumulative impacts related to air travel safety hazards or
22 aircraft operations at MARB. (FEIR p. 4.8-15)

23 As discussed under Airports Threshold d), there are no known private airstrips or
24 heliports located within the vicinity of the Building D Site or the Building E Site.
25 Thus, the Project has no potential to contribute to a cumulative impact to nearby
26 private airstrips or heliports. (FEIR p. 4.8-16)

27 Hazardous Fire Area

28 The Building D Site and Building E Site are not located in an area that is susceptible

1 to wildfire hazards and surrounding areas contain relatively little topographic relief
2 and a paucity of flammable vegetation, due largely to the presence of development
3 and/or routine weed abatement to preclude fire hazards. As such, The Project would
4 not contribute to any cumulatively-considerable impact. (FEIR p. 4.8-16)

5 The evidence supporting these conclusions includes, without limitation, the
6 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
7 therein and the Riverside County ALUC Staff Report for the Project referenced in
8 the FEIR as "County of Riverside ALUC, 2017."

9 **I. Hydrology and Water Quality Cumulative Impacts**

10 **Cumulative Impact Finding: Not Cumulatively Considerable**

11 The cumulative impact analysis considers construction and operation of the proposed
12 Project in conjunction with other development projects in the vicinity of the Project
13 site and resulting from full General Plan buildout in the County of Riverside and
14 surrounding areas. The analysis of potential cumulative impacts to hydrology and
15 water quality is divided into two general topics (water quality and floodplains) as
16 defined by the Thresholds of Significance. (FEIR p. 4.9-20)

17 Water Quality

18 During Project construction, the proposed Project and other development projects
19 within the Santa Ana River watershed would have the potential to result in a
20 cumulative water quality impact, including erosion and sedimentation. Pursuant to
21 the requirements of the State Water Resources Control Board and the Santa Ana
22 RWQCB, all construction projects that disturb one or more acres of land area are
23 required to obtain a NPDES permit and obtain coverage for construction activities
24 (RR-32; FEIR p. S-52). In order to obtain coverage, an effective site-specific
25 SWPPP is required to be developed and implemented for all development projects.
26 The SWPPP must identify potential on-site pollutants and identify and implement an
27 effective combination of erosion control and sediment control measures to reduce or
28 eliminate discharge of pollutants to surface water from stormwater and non-

1 stormwater discharges (RR-33; FEIR p. S-52). In addition, the Project and all
2 cumulative developments would be required to comply with the Santa Ana
3 RWQCB's Santa Ana River Basin Water Quality Control Program. With
4 compliance to these mandatory regulatory requirements, the Project's contribution
5 to water quality impairments during Project construction would not be cumulatively
6 considerable and mitigation is not required. (FEIR p. 4.9-20)

7 WQMPs would be required for all development on the Project site. Compliance with
8 the applicable WQMP would be required as a condition of approval for future
9 development activities pursuant to Riverside County Code of Ordinances Section
10 13.12.060.C (RR-34; FEIR p. S-52). Other developments within the watershed
11 would similarly be required to prepare site-specific WQMPs and to incorporate
12 BMPs into site design as necessary to ensure that runoff does not substantially
13 contribute to existing water quality violations, pursuant to the requirements of
14 RWQCB Order No. R8-2010-0033. Accordingly, under long-term conditions, the
15 Project site would not contribute to cumulatively-considerable water quality effects
16 and no mitigation would be required. (FEIR p. 4.9-20)

17 The Project would not directly extract groundwater; however, with addition of the
18 proposed Project and surrounding cumulative developments, an increase in
19 impervious surface cover would occur, which could reduce the amount of water
20 percolating into the groundwater supply in the Project's area. Based on population
21 growth and development projections, EMWD calculated that its groundwater supply
22 under normal, single, and multi-dry year conditions is projected to remain unchanged
23 as compared to existing conditions (13,200 AFY) through at least the year 2035
24 (EMWD, 2011, p. 30). EMWD noted that groundwater extraction in the Project's
25 area in the West San Jacinto Groundwater Basin is anticipated to remain static by
26 recharging the groundwater basin with imported water (EMWD, 2011, p. 52). Thus,
27 development of the Project in addition to other local cumulative development
28 projects would not result in cumulatively-considerable adverse effects to local

1 groundwater resources. Furthermore, pursuant to the SGMA, EMWD will be
2 required to prepare and implement a GSP to ensure that groundwater resources in the
3 Project area remain at a sustainable level. (FEIR pp. 4.9-20 through 4.9-21)

4 Floodplains

5 As with the proposed Project, all development activities within the Perris Valley
6 MDP would be required to be consistent with the MDP, thereby ensuring that
7 cumulative development activities can accommodate projected stormwater runoff
8 flows and preclude the potential for flooding. Accordingly, the Project would not
9 result in adverse, cumulatively-considerable effects related to flooding. (FEIR p. 4.9-
10 21)

11 The Project site is not located within a 100-year flood hazard area. Accordingly,
12 development on the Project site would have no potential to place housing, or other
13 structures, within a 100-year floodplain or impede or redirect flood flows within a
14 100-year floodplain and no cumulatively-considerable impact would occur. (FEIR
15 p. 4.9-21)

16 The Project site is not subject to flood hazards associated with failure of a levee or
17 dam. As such, the Project has no potential to contribute to cumulative impacts
18 associated with such failures. (FEIR p. 4.9-21)

19 The Project would not result in changes in the amount of surface water in any water
20 body. As such, the Project has no potential to contribute to cumulative impacts to a
21 change in the amount of surface water in any water body. (FEIR p. 4.9-21)

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

25 **J. Land Use and Planning Cumulative Impacts**

26 **Cumulative Impact Finding: Cumulatively Considerable**

27 The Project would result in a substantial alteration to the Project site's existing land
28 use, from primarily vacant land to two business park warehouse buildings. Other

1 development projects in the vicinity of the Project site are resulting in similar,
2 substantial alterations to the existing land use environment, for example, converting
3 vacant or under-developed agricultural, residential, and commercial properties into
4 industrial business parks, warehouse distribution centers, shopping centers, and
5 residential communities. The Project's contribution to the transformation of the
6 existing land use environment is considered to be cumulatively considerable. The
7 Mitigation Measure and County Regulations and Design Requirements (RR)
8 outlined throughout the FEIR would reduce the Project's significant environmental
9 effects associated with the proposed land use but not to below a level of significance
10 regarding air quality, noise, and transportation; however, impacts in these subject
11 areas due to a conflict with the site's existing land uses would remain significant and
12 unavoidable. (FEIR p. 4.10-9)

13 The Project site is located in the SOI of the City of Perris. The City of Perris has not
14 assigned land use or pre-zoning designations to any property in their SOI. Therefore,
15 it is not possible for the Project or other development projects located within the SOI
16 to adversely impact Perris' planned use of land within their SOI and a substantial
17 adverse cumulative impact would not occur. (FEIR p. 4.10-9)

18 The Project would not result in conflicts with surrounding land uses and zoning and
19 there are no other development projects proposed in the immediate vicinity of the
20 Project site that would contribute to land use and zoning conflicts with parcels that
21 surround the Project site. Furthermore, the Project would be consistent with
22 applicable land use policies and regulations of the County General Plan (refer to
23 Technical Appendix M). Therefore, there is no potential for the Project to contribute
24 to cumulative effects related to land use/zoning incompatibilities on nearby
25 properties. (FEIR p. 4.10-9)

26 The Project site does not provide or inhibit access to established communities.
27 Therefore, development of the Project site in conjunction with other development in
28 the cumulative study area would not contribute to the isolation of any established

1 communities or residences from neighboring communities. As such, the Project has
2 no potential to result in cumulatively-considerable impacts associated with the
3 physical arrangement of an established community. (FEIR p. 4.10-9)

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsections 4.3, 4.10, 4.11, and 4.15 of the FEIR and
6 the citations noted therein, FEIR Technical Appendix M, and Responses to Comment
7 Letter B (Comment B-16; FEIR p. FEIR-158), Comment Letter C (Comments C-12
8 through C-16, Comment C-63, C-64, C-65, C-75, and C-82; FEIR pp. FEIR-164,
9 165, 184, 185, 188, and 190), Comment Letter E (Comments E-3, E-4, E-5, E-6, E-
10 25, E-26, E-30, E-47, E-50, E-74, E-75, E-77, and E-88; FEIR pp. FEIR-196, 197,
11 201, 202, 205, 206, 212, 213, and 214), Comment Letter K (Comments K-3, K-6, K-
12 12, K-32, and K-64; FEIR pp. FEIR-226 through 229, 232, and 236), Comment
13 Letter M (Comment M-1; FEIR p. FEIR-244), and Comment Letter N-1 (FEIR p.
14 FEIR-245).

15 **K. Noise Cumulative Impacts**

16 **Cumulative Impact Finding: Cumulatively Considerable**

17 The cumulative impact analyses consider construction and operation of the proposed
18 Project in conjunction with other development projects in the immediate vicinity of
19 the Project site that would be under simultaneous construction or operation, and
20 which would have the potential for combined noise levels to audible at the same
21 noise receiver locations. For the purposes of this analysis, the list of projects
22 approach was used for all properties with a direct line of sight within 300 meters of
23 the Project site and west of I-215. Refer to FEIR Table 4.0-1, *Cumulative*
24 *Development Land Use Summary*, and FEIR Figure 4.0-1, *Cumulative Development*
25 *Location Map*. In regards to transportation noise, the cumulative study area relies
26 upon the study area determined for the Project's traffic report and considers the
27 summary of projections approach combined with the list of projects provided in
28 Table 4.0-1. (FEIR p. 4.11-26)

1 Airport Noise, Railroad Noise, and Other Noise

2 The proposed Project does not directly involve the construction, operation, or use of
3 any public airports, public use airports, private airstrips, or railroads. Indirect and
4 occasional use of airports and railroads by employees of the Project (including use
5 of MetroLink) would be de minimus and immeasurably small. Occasional use by
6 Project-related employees and employees and residents of cumulative development
7 projects in the study area would not feasibly result in more flights or more railroad
8 trips or increase noise levels associated with these forms of transportation. There are
9 no conditions associated with the proposed Project that would contribute airport
10 noise or railroad noise or exposure of people to unacceptable levels of airport noise
11 or railroad noise. Accordingly, the Project would have no potential to cumulatively
12 contribute to impacts associated with noise from a public airport, public use airport,
13 private airstrip, or railroad. Additionally, the Project is not a noise sensitive land use
14 and operation of the Project would not contribute towards the exposure of people to
15 excessive airport- or railroad-related noise. As such, the Project would not contribute
16 to cumulatively-considerable noise associated with airports, railroads. In addition,
17 the Project would not result in any other noise source increases beyond those
18 discussed in the topics discussed below. (FEIR p. 4.11-26)

19 Short-Term Construction-Related Cumulative Noise Impacts

20 Construction activities associated with the Project, especially activities involving
21 heavy construction equipment and blasting, would create intermittent periods of
22 noise when construction equipment is in operation and when blasting occurs. As
23 previously shown in FEIR Table 4.11-10, *Unmitigated Construction Equipment*
24 *Noise Levels*, the Project's construction activities would expose noise sensitive
25 receiver R6 to noise levels in excess of 65 dBA Leq. In addition, blasting activities
26 would expose nearby noise receivers to noise levels approaching 80.5 dBA Lmax
27 over the course of the blast, which would likely occur for only a few seconds. (FEIR
28 Project construction noise levels combined with ambient noise and vehicular noise

1 from potential cumulative development projects would have a cumulative noise
2 effect on these receivers. In the event that construction activities occur on any
3 properties within 300 meters of the Project site occur simultaneously with Project-
4 related construction activities and that also contribute construction noise to receivers
5 R2 through R7, a cumulatively-considerable impact may occur and the Project's
6 construction-related noise contribution to the overall noise level in the Project study
7 area would be cumulatively considerable. None of the projects listed in FEIR Table
8 4.0-1 and located within 300 meters of the Project site are expected to be under
9 construction at the same time as the proposed Project, but because construction
10 schedules can fluctuate, there is still a possibility that simultaneous construction
11 activities could occur and the combined noise levels could be cumulatively
12 significant. The Project's contribution to cumulative construction activity noise
13 levels would represent a cumulatively-considerable substantial temporary or periodic
14 increase in ambient noise levels in the Project study area above levels existing
15 without the Project. Accordingly, the Project's short-term construction-related noise
16 impacts are regarded as a cumulatively-considerable short-term impact. RR-36 and
17 RR-37 (FEIR p. F-58) and MM 4.11-1, MM 4.11-2, and MM 4.11-2(A) (FEIR pp.
18 S-59 through 61) apply and reduce the impact to less than significant. Because
19 construction noise would be temporary in nature, Project construction activities
20 would result in a less-than-cumulatively considerable substantial permanent (long-
21 term) increase in ambient noise levels in the Project study area above levels existing
22 without the Project. (FEIR pp. 4.11-26 through 4.11-27)

23 Long-Term Stationary Operational Cumulative Noise Impacts

24 To assess the potential impacts from cumulative development activities at each
25 receiver location, the expected noise levels from adjacent cumulative development
26 projects were combined with Existing + Project noise levels. FEIR Table 4.11-18,
27 *Cumulative Daytime Noise Level Contributions (dBA Leq)*, shows the cumulative
28 daytime noise level increase in the Project vicinity would range between 0.0 and 3.2

1 dBA Leq at nearby receiver locations. Based on the significance criteria identified
2 in FEIR Subsection 4.11.4 and the expected ambient noise conditions at nearby
3 receiver locations, the cumulative development impacts during daytime hours
4 represent a less-than-significant impact on the existing ambient noise environment.
5 FEIR Table 4.11-19, *Cumulative Nighttime Noise Level Contributions (dBA Leq)*,
6 shows the cumulative development nighttime noise level increases would range from
7 0.6 to 13.8 dBA Leq. Based on the significance criteria and ambient noise conditions
8 are nearby receiver locations, the total cumulative noise level increases at receiver
9 locations R1 and R3 through R5 during nighttime hours represent a significant
10 cumulative noise level impact. However, the Project's noise contribution at these
11 receiver locations would range between 0.0 and 0.6 dBA Leq and would neither be
12 readily perceptible nor exceed the significance thresholds based on ambient noise
13 conditions at the receiver locations. Accordingly, the Project's contribution to
14 cumulative noise effects at receiver locations R1 and R3 through R5 would not be
15 cumulatively considerable. (Urban Crossroads, Inc., 2017b, p. 65; FEIR p. 4.11-27)

16 Long-Term Cumulative Transportation-Related Noise Impacts

17 DIER Table 4.11-20, *Year 2035 Off-Site Cumulative Traffic Noise Impacts (dBA*
18 *Leq)*, shows that the cumulative increase from Existing conditions to Year 2035
19 conditions would range from 2.5 to 18.2 dBA CNEL. Based on the significance
20 criteria, the cumulative noise increase would represent a significant cumulative
21 impact along the following roadway segments: 1) Harvill Avenue, south of Oleander
22 Avenue; 2) I-215 NB Freeway, north of Harley Knox Boulevard; 3) Harley Knox
23 Boulevard, east of Harvill Avenue; 4) Oleander Avenue, east of Driveway 6; and 5)
24 Oleander Avenue, west of Harvill Avenue. At each of these roadway segments, the
25 Project's transportation-related noise contribution would be less than 1.9 dBA
26 CNEL. Accordingly, the Project's noise contribution would neither be readily
27 perceptible nor exceed the significance thresholds based on ambient noise conditions
28 at the receiver locations. Therefore, since the Project-related off-site traffic noise

1 level increases represent a less than significant contribution to the cumulative noise
2 impacts, the Project-related traffic noise level increases are less-than-cumulatively
3 considerable. (Urban Crossroads, Inc., 2017b, pp. 50-51; FEIR pp. 4.11-27 through
4 4.11-28)

5 Ground-borne Noise and Ground-borne Vibration

6 Based on the County of Riverside vibration standards, Project-related construction
7 activities would not include or require equipment, facilities, or activities that would
8 produce substantial ground-borne noise or ground-borne vibration. Vibration levels
9 at the location of the closest receiver are unlikely to be sustained during the entire
10 construction period, but would occur rather only during the times that heavy
11 construction equipment is operating along the Project site perimeter. Additionally,
12 the Project would employ blasting techniques during construction that would
13 produce ground-borne noise and ground-borne vibration. Because vibration
14 generated during Project construction and blasting would be minimal and would be
15 limited to the Project site and the immediate environs adjacent to the Project site
16 boundaries, and because there are no other sources of substantial vibration in the
17 immediate Project site vicinity, the potential for the Project to result in cumulatively-
18 considerable ground-borne vibration during construction would be less-than-
19 significant. (FEIR p. 4.11-28)

20 Under long-term conditions, operational activities of the proposed Project would not
21 include or require equipment, facilities, or activities that would result in perceptible
22 groundborne vibration. Trucks would travel to and from the Project site during long-
23 term operation; however, vibration levels for heavy trucks operating at legal speeds
24 operating at the posted speed limits on smooth, paved surfaces as is expected on the
25 Project site and surrounding roadways are typically below the human threshold of
26 perception (65 VdB). Accordingly, long-term operation of the Project would not
27 expose people to or generate excessive groundborne vibration or groundborne noise
28 levels. For this reason, impacts would be less than cumulatively considerable. (FEIR

1 p. 4.11-28)

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsections 4.9 and 4.11 of the FEIR and the citations
4 noted therein, and FEIR Technical Appendix I, Responses to Comment Letter B
5 (Comment B-17; FEIR p. FEIR-158 and 159), Comment Letter C (Comments C-6,
6 C-68 through 87; FEIR pp. FEIR-162, 163, and 186 through 191), Comment Letter
7 E (Comments E-13, E-24, E-25, E-38, E-49, E-51, E-53, and E-68; FEIR pp. FEIR-
8 199, 201, 203, 206, 208, and 211), Comment Letter K (Comments K-8, K-10, K-14,
9 K-15, K-20, K-21, K-29, K-32, K-37, K-42, K-44, K-46, K-48, K-49, K-58, and K-
10 64 (FEIR pp. FEIR-228 through 236), a memorandum prepared by Urban Crossroads
11 dated August 15, 2017 and titled “Knox Business Park Buildings D and E Noise
12 Barrier Memo” that is on file with Riverside County as part of the Project’s
13 administrative record, and responses to comment prepared by Urban Crossroads, Inc.
14 and cited in the Final EIR as “Urban Crossroads 2017d” and “Urban Crossroads
15 2017e.”

16 **L. Population and Housing Cumulative Impacts**

17 **Cumulative Impact Finding: Not Cumulatively Considerable**

18 For purposes of a cumulative effects analysis, the geographic area studied is
19 Riverside County and its incorporated cities, based on buildout of governing General
20 Plans. The proposed Project would not displace substantial numbers of either people
21 or existing housing, and therefore would not necessitate the construction of
22 replacement housing elsewhere. As such, the Project has no potential to contribute
23 to a cumulatively-considerable impact associated with housing displacement in
24 Riverside County. The Project would supply employment opportunities to people
25 already residing in the area, and, although population growth resulting from the
26 employment opportunities offered at the Project site is not expected, the surrounding
27 area has ample supply of vacant housing and approved housing projects that are not
28 yet constructed to accommodate any population growth in the area that could

1 indirectly occur due to employment-demand generation from the Project and other
2 developments in the area that will offer new employment opportunities. The creation
3 of employment opportunities would benefit Riverside County by helping to achieve
4 a better jobs-to-housing balance, and the County and its incorporated cities have
5 ample housing to support any potential additional residents. As such, a less-than-
6 significant cumulative impact would occur. (FEIR p. 4.12-6)

7 The Project is an employment use and is not a population-generating project and thus
8 would not cause direct population growth that would exceed official regional or local
9 population projections. Because no residential housing units are proposed as part of
10 the Project and jobs generated by the Project are expected to be filled by persons that
11 occupy existing homes in the surrounding area and new homes that are approved but
12 not yet built, the Project would have a less than significant and less than
13 cumulatively-considerable impact upon population projections. (FEIR p. 4.12-6)

14 The on-site employment generation would not induce substantial growth in the area
15 because it is reasonably foreseeable that the Project's future employees are already
16 living in the Riverside County area or would reside in homes that are already
17 approved to be constructed. The Project does not propose the construction of any
18 new homes or dwelling units that would directly result in the introduction of new
19 residents to the area. Surrounding properties that would have access to or benefit
20 from the Project's infrastructure improvements are designated by the County of
21 Riverside General Plan for "Business Park," "Light Industrial," and "Very Low
22 Density Residential" land uses. The "Business Park" and "Light Industrial" land
23 uses are not population increasing land uses because, like the proposed Project, it is
24 reasonably foreseeable based on existing residential vacancy rates, unemployment
25 rates, and the number of homes approved for construction in the surrounding area
26 that have not yet been built, that employees for such developments would most likely
27 come from within the County for the same reasons as those discussed for this Project.
28 Cumulative population and housing impacts are thus considered to be less than

1 significant. The properties designated for "Very Low Density Residential" land uses
2 near the Project site are anticipated to be built out with low density housing, as
3 planned by the County General Plan. Project-related utility improvement would
4 service the Building D Site and the Building E Site and would not induce growth on
5 other surrounding parcels. Accordingly, the proposed Project would have a less-
6 than-significant and less than cumulatively-considerable impact related to directly or
7 indirectly inducing substantial population growth in the area. (FEIR pp. 4.12-6
8 through 4.12-7)

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted
11 therein.

12 **M. Public Services Cumulative Impacts**

13 **Cumulative Impact Finding: Not Cumulatively Considerable**

14 For purposes of analysis herein, the Project's cumulative study area comprises the
15 service areas of the RCFD, RCSD, VVSD, the Riverside County Library System,
16 and western Riverside County for the analysis of public health services. (FEIR p.
17 4.13-11)

18 As noted in the impact analysis for FEIR Public Services Threshold a), buildout of
19 the proposed Project would not result in the physical construction of any new or
20 expanded fire stations. The RCFD has indicated that the Project would cumulatively
21 affect the RCFD's ability to provide an acceptable level of service because RCFD
22 response time goals to the Project site are not currently met and will continue to not
23 be met as more structures, traffic, and workers are introduced in the area (RCFD,
24 2015). However, impacts on service demands are not considered significant under
25 CEQA unless they manifest into physical impacts to the environment. Because the
26 RCFD does not have any plans to construct a new fire station in the vicinity of the
27 Project site and intends to service the Project site and its surrounding area from
28 existing fire stations, any physical impacts associated with new or modified fire

1 protection facilities is highly speculative. As such, the Project's direct and
2 cumulative impacts are less than significant. (FEIR p. 4.13-11)

3 As noted in the impact analysis for FEIR Public Services Threshold b), Project
4 implementation would not result in or require the physical construction of new or
5 expanded police protection facilities. Additionally, the Project is not expected to
6 result in a change in the County's service population, therefore the Project would not
7 adversely affect the RCSD service goal to provide 1.2 officers per 1,000 residents by
8 FY 2017/2018. However, the Project would result in an incremental increase in
9 demand on the RCSD which could adversely affect service response times within the
10 Perris Station's service area. Although the RCSD encourages "quality of service"
11 over "quantity of service," indicating that response times are secondary to quality of
12 service, the Project's incremental increase in demand for sheriff services would need
13 to be accommodated by the RCSD (RCSD, 2015). Nonetheless, because the RCSD
14 does not plan to construct or physically alter a sheriff's station as the result of
15 cumulative growth in the vicinity of the Project site, the cumulative impact under
16 CEQA is less than significant. (FEIR pp. 4.13-11 through 4.13-12)

17 The proposed Project and all other development projects in Riverside County are
18 required to comply with County's Development Impact Fee (DIF) Ordinance
19 (Riverside County Ordinance No. 659), which requires payment of a development
20 mitigation fee to assist in providing revenue that the County can use to improve
21 public facilities and/or equipment, to offset the incremental increase in the demand
22 for fire and police protection services, as well as other public services such as public
23 health care (RR-38; FEIR p. S-64 and 65). (FEIR p. 4.13-12)

24 With respect to school services, the Project would not directly increase the County's
25 population and is not expected to result in an indirect increase in the County's
26 population, and therefore would have no impact on school services. Regardless, the
27 Project Applicant would be required to contribute fees to the VVSD in compliance
28 with California Senate Bill 50 (SB 50, Greene) (RR-39; FEIR p. S-66). The payment

1 of school mitigation impact fees authorized by SB 50 is deemed to provide "full and
2 complete mitigation of impacts" on school facilities from the development of real
3 property (California Government Code Section 65995). Accordingly, Project
4 impacts to school services would be less-than-cumulatively considerable. (FEIR p.
5 4.13-12)

6 The Project also would have less-than-significant and less-than-cumulatively
7 considerable impacts to library services because the Project would not directly create
8 a demand for public library facilities and would not directly result in the need to
9 modify existing or construct new libraries. (FEIR p. 4.13-12)

10 Although the proposed Project is not expected to result in an increase in the County's
11 service population, the construction and operation of two business park warehouse
12 buildings on the site could result in an incremental increase in demand for health
13 services due to the addition of employees in the area. Cumulative growth is not
14 expected to result in or require the physical construction, expansion, or alteration of
15 public health facilities; therefore, the Project's impacts would be less than
16 cumulatively considerable. (FEIR p. 4.13-12)

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
19 therein and Responses to Comment Letter C (Comments C-60 and C-64; FEIR pp.
20 FEIR-183 and 210).

21 **N. Recreation Cumulative Impacts**

22 **Cumulative Impact Finding: Not Cumulatively Considerable**

23 The Project proposes to develop the Project site with two business park warehouse
24 buildings. Accordingly, the Project does not include recreational facilities and the
25 Project does not propose any type of residential use or other land use which would
26 generate a population that would require the construction or expansion of
27 recreational facilities or existing neighborhood or regional parks. Accordingly, no
28 cumulatively-considerably impact associated with recreational facility development

1 or use would occur as a result of development of the Project. (FEIR p. 4.14-5)
2 The Project would not impact recreational trails on a cumulatively-considerable
3 basis. The Project would provide trail easements along the Building D Site and
4 Building E Site frontages with Oleander Avenue and along the Building D Site
5 frontage with Ellsworth Street as called for by the Mead Valley Area Plan.
6 Environmental effects resulting from ground disturbance in the easement areas is
7 evaluated as an inherent part of the Project throughout the FEIR. The Project has no
8 potential to physically impact an existing trail, because no trails are located in the
9 Project's development footprint. The Project also would not directly or cumulatively
10 impact the County's ability to establish a planned community trail north of the
11 Project site along Oleander Avenue. (FEIR p. 4.14-6)

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.14 of the FEIR and the citations noted
14 therein and Responses to Comment Letter C (Comments C-88 through C-90; FEIR
15 pp. FEIR-191 and 192).

16 **O. Transportation Cumulative Impacts**

17 **Cumulative Impact Finding: Cumulatively Considerable**

18 The analysis under FEIR Transportation Threshold a) disclosed the Project's
19 potential to affect the transportation network on a direct and cumulative basis. As
20 concluded under Threshold a), the Project would contribute considerable traffic
21 volumes at intersections and roadway segments within the Project study area that are
22 projected to experience significant, cumulative impacts under Opening Year (2017)
23 and/or Horizon Year (2035) traffic conditions. The intersections and roadway
24 segments that would receive cumulatively-considerable impacts from the Project are
25 listed below: (FEIR p. 4.15-49)

26 Cumulatively Impacted Intersections

- 27 • Decker Road / Oleander Avenue (Intersection #4);
28 • Harvill Avenue / Harley Knox Boulevard (Intersection #8);

- I-215 Southbound Ramps / Harley Knox Boulevard (Intersection #10); and
- I-215 Northbound Ramps / Harley Knox Boulevard (Intersection #11).

The analysis under FEIR Transportation Threshold b) evaluated the Project's potential to result in substantial adverse effects to the Riverside County CMP roadway network, including CMP arterial roadways and freeway facilities. As concluded under Threshold b), the addition of Project traffic to the existing and planned CMP roadway network would result in cumulatively-considerable impacts to the following CMP intersections: (FEIR p. 4.15-49)

Cumulatively Impacted CMP Intersections

- I-215 Southbound Ramps / Harley Knox Boulevard (Intersection #10); and
- I-215 Northbound Ramps / Harley Knox Boulevard (Intersection #11).

In addition to the CMP intersections listed above, the Project would contribute considerable traffic volumes to CMP freeway mainline segments, merge/diverge ramp junctions, and ramps within the Project study area that are projected to experience significant, cumulative impacts under Opening Year (2017) and/or Horizon Year (2035) traffic conditions. The CMP freeway facilities that would receive cumulatively-considerable impacts from the Project are listed below: (FEIR p. 4.15-49)

Cumulatively Impacted CMP Freeway Mainline Segments

- I-215 Southbound, Eucalyptus Avenue to Alessandro Boulevard (Freeway Segment #8);
- I-215 Southbound, Van Buren Boulevard to Harley Knox Boulevard (Freeway Segment #11);
- I-215 Northbound, Martin Luther King Boulevard to Central Avenue (Freeway Segment #16);
- I-215 Northbound, Box Springs Road to SR-60/I-215 Freeway (Freeway Segment #18);
- I-215 Northbound, SR-60 Freeway to Eucalyptus Avenue (Freeway Segment #19)

1 #19);

- 2 • I-215 Northbound, Eucalyptus Avenue to Alessandro Boulevard (Freeway
- 3 Segment #20); and
- 4 • I-215 Northbound, Van Buren Boulevard to Harley Knox Boulevard
- 5 (Freeway Segment #23).

6 Cumulatively Impacted CMP Freeway Off-Ramps

- 7 • I-215 Southbound Ramps / Harley Knox Boulevard (Ramp #1).

8 Cumulatively Impacted CMP Freeway Merge/Diverge Junctions

- 9 • I-215 Southbound / North of Harley Knox Boulevard (Ramp Junction #1);
- 10 • I-215 Southbound / South of Harley Knox Boulevard (Ramp Junction #2);
- 11 • I-215 Northbound / North of Harley Knox Boulevard (Ramp Junction #3);
- 12 and
- 13 • I-215 Northbound / South of Harley Knox Boulevard (Ramp Junction #4).

14 Regulatory requirements and mitigation measures that would address cumulatively
15 considerable transportation impacts include RR-40 through R-42 and MM 4.15-1
16 though MM 4.15-5, although impacts would remain significant and cumulatively
17 considerable. Also, the County imposed Conditions of Approval on PP 25838 and
18 PP 25837 that requires the project proponent to file a request with the County
19 Transportation Department to install weight limit signs to restrict trucks with gross
20 vehicle weight rating over 14,000 lbs. from traveling on Decker Road (Ellsworth
21 Street) south of Oleander Avenue or as approved the Riverside County Director of
22 Transportation.

23 The proposed Project does not have any potential to substantially contribute to
24 cumulative impacts under the topics discussed under Thresholds c), d), e), and h)
25 because the Project has no potential to result in changes to air traffic patterns; to alter
26 waterborne, rail or air traffic; result in transportation design safety concerns; or
27 adversely affect emergency access. (FEIR pp. 4.15-49 through 4.15-50)

28 As presented under Threshold f), the Project would improve (i.e., extend, widen)

1 public streets along the Project site, which would require maintenance. In addition,
2 Project-related traffic would utilize public streets traveling to-and-from the Project
3 site. However, the Project would pay DIF fees as part of the development process
4 (RR-41; FEIR p. S-68) and would pay property tax on an annual basis, a portion of
5 which would be utilized by the County for routine, on-going road maintenance. The
6 Project's payment of DIF fees and annual property taxes would off-set its cumulative
7 contribution to road maintenance. The Project's cumulative contribution to roadway
8 maintenance would be less than significant. (FEIR p. 4.15-50)

9 As discussed under Threshold g), all Project study area circulation facilities would
10 operate at acceptable LOS during Project construction. Accordingly, Project's
11 cumulative contribution of traffic during construction activities would be less than
12 significant. (FEIR p. 4.15-50)

13 As presented under Threshold i), the proposed Project would not conflict with
14 adopted policies or programs regarding public transit, bicycle, or pedestrian facilities
15 and thus has no potential to contribute to a cumulative impact. The Project would
16 have a less-than-significant direct and cumulative impact to adopted policies and
17 programs regarding public transit, bicycle, and pedestrian facilities, as well as a less-
18 than-significant direct and cumulative impact to the performance of such facilities.
19 (FEIR p. 4.15-50)

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsections 4.8, 4.14, and 4.15 of the FEIR and the
22 citations noted therein, FEIR Technical Appendices J1, J2, and M, Responses to
23 Comment Letter C (Comments C-4, C-28, C-88, C-90 through 95; FEIR pp. FEIR-
24 161, 162, 168, 191, 192, and 193), Comment Letter E (Comments E-8, E-10 through
25 21, E-33, E-35 through 43, E-46, E-80, E-82, E-83, and E-84; FEIR pp. FEIR-197
26 through 200, 202 through 205, and 214), and Comment Letter K (Comments K-14,
27 K-16, K-17, K-30, and K-35 through 40; FEIR pp. FEIR-230, 232, and 233) and
28 responses to comment prepared by Urban Crossroads, Inc. and cited in the Final EIR

1 as "Urban Crossroads 2017d." The ALUC's conditions of approval are included in
2 the FEIR as RR-25 through RR-31 (FEIR pp. S-47 through 51 and pp. 4-8-17, 18,
3 and 19).

4 **P. Utilities and Service Systems Cumulative Impacts**

5 **Cumulative Impact Finding: Not Cumulatively Considerable**

6 The analysis of potential cumulative impacts to utilities and service systems is
7 divided into five general topics of discussion by combining the Thresholds of
8 Significance into groupings of like topics, as follows: 1) water facilities; 2)
9 wastewater treatment facilities; 3) solid waste collection and disposal; and 4) other
10 utilities (electricity, natural gas, storm water drainage facilities, etc.). (FEIR p. 4.16-
11 25)

12 Water Supplies and Facilities (Thresholds a and b)

13 The cumulative study area for water supply and water service-related issues is the
14 EMWD's service area. Existing and future development within EMWD's service
15 area would create a demand for additional water supplies. Increases in population
16 and development intensity would contribute to increases in the overall regional water
17 demand. According to the WSA prepared by the EMWD for the proposed Project,
18 and based on the demonstrated reliability of its water supply sources at the time the
19 WSA was prepared, the EMWD has sufficient, reliable, and sustainable water
20 supplies to meet Project water demands in addition to existing and future demands
21 over the next 20 years and through 2035, including during single and multiple dry
22 years. The EMWD has already activated Stage 4 of its Water Shortage Contingency
23 Plan based on direction from the California Public Utilities Commission (CPUC) and
24 will continue to implement the Contingency Plan if the drought continues.
25 Mandatory implementation of the EMWD's Water Shortage Contingency Plan
26 would ensure that water supplies are managed to ensure sufficient long-term
27 supplies, even with the addition of cumulative development in the EMWD's service
28 area. Thus, the proposed Project's effects on water supply would be less-than-

1 cumulatively considerable. (FEIR p. 4.16-25)

2 The proposed Project would connect to existing water conveyance infrastructure
3 installed beneath the paved Oleander Avenue segment that abuts the northeastern
4 corner of the Building D Site and beneath an unnamed, private EMWD water tank
5 access road that abuts the southern Project site boundary. None of the other pending
6 projects identified in the list of Cumulative Projects (see FEIR Table 4.0-1) would
7 connect to that water line. The EMWD is projected to have adequate water supply
8 for projected growth through at least 2035 in normal, single dry, and multiple-dry
9 years. For these reasons, no cumulatively-considerable impacts on water
10 infrastructure or water supply would result from construction or operation of the
11 proposed Project. (FEIR p. 4.16-25)

12 Wastewater Conveyance and Treatment Capacity (Thresholds c and d)

13 The cumulative study area for wastewater conveyance and treatment capacity is the
14 EMWD's service area. Construction of additional or expanded regional wastewater
15 treatment facilities would not be required for this Project. Wastewater generated by
16 the proposed Project would be conveyed via local sewer lines into the EMWD's
17 regional sewer system for conveyance to the PVWRF. EMWD has adopted
18 regulations for waste discharge and sewer use as part of Ordinance No. 59.6
19 (EMWD, 2013). The EMWD also charges Financial Participation Charges. These
20 charges require all industrial companies discharging to the EMWD's sewerage
21 system to pay connection fees, which include fees for sewer participation and sewer
22 treatment plant capacity. The EMWD uses the fees for the expansion and
23 improvement of their facilities, as needed, to serve existing and anticipated
24 developments (Riverside County, 2014, p. 4.16-5). Other future projects being
25 served by the EMWD would be subject to EMWD's Ordinance No. 59.6 and would
26 be required to pay applicable connections fees, which would be used by EMWD to
27 expand and improve their facilities to serve existing and anticipated development.
28 The PVWRF has a current capacity of 22.0 mgd and receives 13.8 mgd. Ultimate

1 capacity is 100 mgd. Thus, there is adequate treatment capacity available to service
2 the Project and cumulative development. Therefore, the Project's impacts to
3 wastewater treatment facilities are determined to be less-than-cumulatively
4 considerable. (FEIR pp. 4.16-25 and 4.16-26)

5 Solid Waste Collection and Disposal (Thresholds e and f)

6 The cumulative study area for solid waste collection and disposal are the areas of
7 Riverside County and surrounding areas that are served by either the Badlands
8 Landfill or the El Sobrante Landfill (refer to Subsection 4.16.1.D for a summary of
9 areas served by these landfills). (FEIR p. 4.16-26)

10 Near-term construction activities associated with the Project would generate
11 approximately 10.74 tpd of solid waste. Construction wastes associated with the
12 proposed Project that are not recycled or reused would require disposal at either the
13 Badlands Landfill or the El Sobrante Landfill. The Project's construction waste
14 represents only 0.46 percent of the reported 2010 remaining daily capacity at the
15 Badlands Landfill, and approximately 0.38 percent of the reported 2010 remaining
16 daily capacity at the El Sobrante Landfill. Accordingly, the Project's generation of
17 solid waste during construction would be less than significant on a cumulative basis.
18 (FEIR p. 4.16-26)

19 Under long-term operating conditions, the Project would generate approximately
20 33.0 tpd of solid waste, of which up to 16.5 tpd would be conveyed to landfills for
21 disposal. The 16.5 tpd that would be generated by the Project upon buildout would
22 comprise approximately 0.71 percent of the 2010 remaining daily capacity at the
23 Badlands Landfill and 0.59 percent of the 2010 remaining daily capacity at the El
24 Sobrante Landfill. Due to the Project's small percentage of landfill capacity need
25 compared to the amount of available capacity, the Project's operational impacts
26 associated with solid waste would be less-than-cumulatively considerable. (FEIR p.
27 4.16-26)

28 Additionally, the Project and other cumulative developments in the western

1 Riverside County and surrounding jurisdictions would be required to comply with
2 all applicable solid waste statutes and regulations, including the requirement to divert
3 at least 50 percent of solid waste materials from landfills. Accordingly, the Project
4 and other cumulative developments have no potential to conflict with federal, state,
5 and local statutes and regulations related to solid waste, and impacts would be less
6 than significant on a cumulative basis, and the Project's contribution would be less-
7 than-cumulatively considerable. (FEIR p. 4.16-26)

8 Utilities (Threshold g)

9 Impacts associated with the construction of electricity, natural gas, communications
10 systems, storm water drainage, street lighting, public facilities maintenance, and
11 other governmental services are an inherent part of the Project's construction process
12 and environmental effects, including cumulatively-considerable effects, associated
13 with the Project's construction phase have been evaluated throughout the FEIR.
14 Mitigation measures have been identified in other sections of the FEIR that reduce
15 construction-related cumulatively-considerable impacts to the maximum feasible
16 extent. There are no unique conditions associated with the Project's proposed utility
17 service connections that would result in impacts to the environment that have not
18 already been addressed by the FEIR. The Project's storm water drainage system
19 interim outlet at the southeastern corner of the Building D Site would result in less-
20 than-significant off-site erosion impacts because an energy dissipater will be
21 installed in this location as a design feature of the Project to slow flows and minimize
22 the potential for erosion. Accordingly, Project impacts due to the construction of
23 utility connections would be less-than-cumulatively considerable. (FEIR pp. 4.16-26
24 and 4.16-27)

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.16 of the FEIR and the citations noted
27 therein and FEIR Technical Appendix K.

28 **Q. Paleontological Resources Cumulative Impacts**

1 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
2 Mitigation Measures

3 This cumulative impact analysis considers development of the Project site in
4 conjunction with other development projects that would disturb geologic structures
5 with paleontological sensitivity and the potential to contain fossils, resulting from
6 full General Plan buildout in the parts of the Riverside County General Plan covered
7 by the Harvest Valley/Winchester Area Plan (HVWAP), the Lakeview/Nuevo Area
8 Plan (LNAP), and the Mead Valley Area Plan (MVAP), in addition to the City of
9 Moreno Valley, the City of Perris, and the City of Riverside. (FEIR p. 4.17-4)

10 No paleontological resources have been identified on or near the Project site;
11 however, grading and excavation activities on the Building D Site that occur greater
12 than 4.0 feet in depth and are mapped Quaternary very old alluvial fan sediments in
13 the northeastern corner of the Building D Site (which are mapped by Riverside
14 County as having "High B" paleontological sensitivity), have the potential to unearth
15 paleontological resources that may exist below the ground surface. Similarly,
16 cumulative development in this same geologic formation have the potential to
17 unearth paleontological resources. Therefore, the Project's potential to result in a
18 cumulatively-considerable impact to unique paleontological resources is a
19 significant impact for which mitigation is required (MM 4.17-1; FEIR p. S-74).

20 Following mitigation, impacts would be less than significant. (FEIR p. 4.17-4)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
23 therein, FEIR Technical Appendices D3, D4, and D5, and Responses to Comment
24 Letter C (Comment C-97, FEIR pp. FEIR-193 and 194).

25 **R. Tribal Cultural Resources Cumulative Impacts**

26 **Cumulative Impact Finding:** Not Cumulatively Considerable

27 This cumulative impact analysis considers development of the Project site in
28 conjunction with other development projects in the vicinity of the Project site

1 resulting from full General Plan buildout in the parts of the Riverside County General
2 Plan covered by the Harvest Valley/Winchester Area Plan (HVWAP), the
3 Lakeview/Nuevo Area Plan (LNAP), and the Mead Valley Area Plan (MVAP), in
4 addition to the City of Moreno Valley, the City of Perris, and the City of Riverside.
5 An archaeological resources search (FEIR Technical Appendices D1 and D2)
6 reported that 63 prehistoric resources (all bedrock milling sites) are located within a
7 one-mile radius of the Building D Site and the formerly larger Building E Site. (FEIR
8 p. 4.18-16)

9 The proposed Project would directly impact Site RIV-8401 and Site RIV-8402RIV
10 on the Building D Site and Site RIV-11,874 on the Building E Site, and a portion of
11 Site RIV-1330/H and a portion of Site RIV-8901 on the Building E Site. The Project
12 Applicant has offered to attempt the relocation of several milling sites into
13 landscaped areas on Building D Site and Building E Site as discussed in FEIR
14 Subsection 4.5, Cultural Resources. Notwithstanding the fact that the on-site
15 archaeological sites are found to be not unique and not significant under CEQA (refer
16 to FEIR Subsection 4.5, Cultural Resources), the Native American tribal groups from
17 this area consider these features as important links to their ancestors. As part of the
18 SB18 and AB52 consultation processes, the County of Riverside received
19 information from the Pechanga Band of Luiseño Indians asserting that the Project
20 area is part of a tribal cultural landscape extending several miles around the Project
21 site and consisting of related archaeological sites associated with either the village
22 of Qazáalku or a smaller (unnamed) village. The Tribe cited Tribal knowledge, oral
23 history, internal Tribe records, ethnological documentation, and the archaeological
24 research conducted for the Building D Site and formerly larger Building E Site by
25 BFSAs as the basis of this assertion. While it is acknowledged that the archaeological
26 resources identified on the Project site are part of Luiseño settlement and subsistence
27 history, the substantial evidence that is required by CEQA to distinguish the Project
28 site or the presumed larger cultural landscape as unique or significant among the

1 many other lands inhabited by Native Americans across California and North
2 America has not been provided. In AB 52 consultation communications with
3 Riverside County, the Tribe refers to a tribal cultural landscape generally, but does
4 not provide geographic definition as to the scope and boundaries of the landscape.
5 Therefore, an analysis of cumulative effects on a geographically undefined landscape
6 is speculative pursuant to a required CEQA analysis. Based upon a simple aerial
7 photographic review of the Project site and the properties surrounding the Project
8 site for several miles, any possible cultural landscape (the scale of which is undefined
9 by the Pechanga Tribe) would lack integrity under existing conditions. This is
10 evident based upon the amount of development, general environmental change,
11 agriculture, and historic settlement that has occurred in and surrounding the Project
12 site for the last 150 years. Integrity is a property's historic/prehistoric identity
13 evidenced by the survival of physical characteristics from the property's historic or
14 prehistoric period. The seven qualities of integrity are: location, setting, feeling,
15 association, design, workmanship, and materials. Together, evaluations of
16 significance and integrity, when combined with historic research, documentation of
17 existing conditions, and analysis findings, influence later treatment and interpretation
18 decisions. AB 52, Section 21084.3(2A) states that integrity is of high importance
19 when considering TCRs and their protection under CEQA. If the resources within
20 the Project site, or on adjacent properties, do not meet the threshold for integrity,
21 then the conclusion that an area is a cultural landscape that qualifies as a TCR is not
22 appropriate pursuant to a CEQA analysis. (FEIR pp. 4.18-16 through 4.18-17)

23 Further, a possible cultural landscape is not necessarily a TCR as defined under AB
24 52. AB 52 does not provide that all cultural landscapes qualify as TCRs unless the
25 landscape meets the definition given in Public Resources Code § 21074(b). The
26 preponderance of factual evidence available to Riverside County indicates that the
27 resources present on the Project site do not meet the minimum thresholds under
28 Public Resources Code § 21074(b) to qualify as a cultural landscape or TCR.

1 Considering the fact that a cultural landscape and TCR are not present based on the
2 definitions given in Public Resources Code § 21074(b), development of the Project
3 as proposed, when considered in context with other cumulative development in the
4 area, would have a less than cumulatively considerable impact on the cultural
5 landscape. (FEIR p. 4.18-17)

6 Finally, due to mandatory compliance required of all ground-disturbing construction
7 activities with the provisions of California Health and Safety Code § 7050.5 as well
8 as Public Resources Code § 5097 et. seq., human remains would be assured proper
9 treatment if encountered. Because all other development projects within the region
10 similarly would be required to comply with State law, any cumulative impact
11 associated with human remains discovery would be reduced to below a level of
12 significance. (FEIR p. 4.18-17)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.18 of the FEIR and the citations noted
15 therein, FEIR Technical Appendices D1 and D2, confidential communications by
16 and between Native American tribes, the County of Riverside, and Brian F. Smith
17 and Associates (professional archaeologist) as part of the SB-18 and AB-52
18 consultation processes on file with the County in the County's Administrative
19 Record for the Project, and Responses to Comment Letter A (FEIR pp. FEIR-148
20 and 149), Comment Letter L (FEIR pp. FEIR 237 through 244), Comment Letter P
21 (FEIR pp. FEIR-245 and 246), and Comment Letter T (FEIR pp. FEIR-250 through
22 253).

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
24 alternatives identified in EIR No. 546 in light of the environmental impacts which cannot be avoided or
25 substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives,
26 as failing to reduce or avoid the Project's significant impacts, and/or or as infeasible for the reasons
27 hereinafter stated:

28 A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section

1 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or
2 location. Section 15126.6(a) places special emphasis on focusing the discussion on
3 alternatives which provide opportunities for eliminating any significant adverse
4 environmental impacts, or reducing them to a level of insignificance, even if the alternative
5 would impede to some degree the attainment of the project objectives, or would be costlier.
6 In this regard, the EIR must identify an environmentally superior alternative among the other
7 alternatives. As with cumulative impacts, the discussion of alternatives is governed by the
8 "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably
9 ascertained or does not contribute to an informed decision-making and public participation
10 process. The range of alternatives is defined by those alternatives, which could feasibly
11 attain the objectives of the project. As directed by State CEQA Guidelines section
12 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish
13 most of the basic objectives of the Project.

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

15 The underlying purpose of the proposed Project and the County's primary objective is to
16 entitle property in the Mead Valley community for commerce and employment-generating
17 purposes to bring new business and jobs to the area. The objectives pertinent to the proposed
18 Project are as follows:

- 19 1. To develop vacant or underutilized property in Mead Valley in close proximity to I-
20 215 with business park warehouse buildings offering loading bays that can be used
21 as part of the Southern California goods movement network.
- 22 2. To make efficient use of a property in Mead Valley by maximizing its buildout
23 potential for employment-generating uses.
- 24 3. To attract new employment-generating businesses along the I-215 corridor thereby
25 growing the economy and providing a more equal jobs-housing balance in the
26 Riverside County/Inland Empire area that will reduce the need for members of the
27 local workforce to commute outside the area for employment.
- 28 4. To develop Class A business park warehouse buildings in Mead Valley that meet

1 industry standards for modern, operational design criteria and can accommodate a
2 wide variety of users.

3 5. To develop vacant or underutilized property in Mead Valley with structures that have
4 architectural design and operational characteristics that complements other new
5 developments in the immediate vicinity.

6 6. To develop business park warehouse buildings that are economically competitive
7 with similar industrial business park buildings in the local area and region.

8 **C. Alternatives**

9 As directed in State CEQA Guidelines Section 15126.6(a), an EIR shall include alternatives
10 to the project that could avoid or substantially reduce one or more of the significant effects.
11 Because not all significant effects can be substantially reduced to a less-than-significant
12 level, either by adoption of mitigation measures, Project Design Features, existing
13 regulations, or by standard conditions of approval, the following section considers the
14 feasibility of the Project alternatives as compared to the proposed Project. As explained
15 below, these findings describe and reject, for reasons documented in the Final EIR No. 546
16 and summarized below, each one of the Project alternatives. The evidence supporting these
17 findings is presented in Section 6.0, *Alternatives*, of the FEIR and elsewhere in the
18 administrative record as a whole. (FEIR p. 3-5)

19 **1. No Project / No Development Alternative**

20 The No Project/No Development Alternative considers no development/disturbance
21 on the Project site beyond that which occurs under existing conditions. As such, the
22 entire 58.6-acre site would remain vacant and undeveloped with exception of the
23 southwestern portion of the Building D Site which contains a mobile home,
24 outbuildings, and a concrete pad that is used for the storage of construction
25 equipment. The undeveloped portions of the Project site are regularly maintained
26 for weed abatement and wildfire suppression purposes. Under this alternative, no
27 improvements would be made to the Project site and none of the Project's roadway,
28 utility and other infrastructure improvements would occur. This alternative was

1 selected by the Lead Agency to compare the environmental effects of the proposed
2 Project with an alternative that would leave the property in its existing condition.
3 (FEIR p. 6-3)

4 Because this alternative would avoid all of the Project's impacts, it warrants
5 consideration as the "environmentally superior alternative." However, pursuant to
6 CEQA Guidelines Section 15126.6(e)(2), if a no project alternative is identified as
7 the "environmentally superior alternative" then the EIR shall also identify an
8 environmentally superior alternative among the other alternatives. The Building D
9 Only Alternative is identified as the "environmentally superior alternative." (FEIR
10 p. 6-3)

11 The No Project/No Development Alternative would result in no physical
12 environmental impacts to the Project site beyond those that have already occurred on
13 the property and ongoing, required weed abatement. All significant effects of the
14 Project would be avoided or lessened by the selection of the No Project/No
15 Development Alternative. The No Project/No Development Alternative would fail
16 to meet all of the Project's objectives, as indicated in FEIR Table 6-4, *Alternatives*
17 *to the Proposed Project – Comparison of Environmental Impacts*. (FEIR p. 6-17)

18 **2. No Project / Existing General Plan Designation Alternative**

19 The No Project/Existing General Plan Alternative considers development of the
20 Project site with a mixture of uses that are in conformance with the Project site's
21 existing Riverside County General Plan and Mead Valley Area Plan land use
22 designation and applicable policies. As shown on FEIR Figure 2-2, *Existing General*
23 *Plan Land Use Designations*, the majority of the Building D Site is designated for
24 "Community Development–Light Industrial (CD-LI)" land uses and the southwest
25 portion of the Building D Site is designated for "Community Development-Business
26 Park (CD-BP)" land uses. The entirety of the Building E Site is designated for
27 "Community Development-Business Park (CD-BP)" land uses. The "Community
28 Development–Light Industrial (CD-LI)" land use designation allows for industrial

1 and related uses including warehousing/distribution, assembly and light
2 manufacturing, repair facilities, and supporting retail uses with a building intensity
3 range from a minimum 0.25 floor-to-area ratio (FAR) to a maximum building
4 intensity of 0.60 FAR. The "Community Development-Business Park (CD-BP)"
5 land use designation allows for employee-intensive uses, including research &
6 development, technology centers, corporate offices, clean industry, and supporting
7 retail uses with a building intensity range from a minimum of 0.25 FAR to a
8 maximum building intensity of 0.60 FAR. (FEIR p. 6-4)

9 For analysis purposes, the areas designated "Community Development-Light
10 Industrial (CD-LI)" under existing conditions are assumed to be developed with one
11 558,000 s.f. general warehouse building with surface parking lot on approximately
12 1,224,171 s.f. of building area (28.1 acres) for a FAR of 0.46. The areas designated
13 "Community Development-Business Park (CD-BP)" are assumed to be developed
14 with four buildings comprised of approximately 550,000 s.f. of building area and
15 surface parking lots on approximately 1,353,275 s.f. of building area (31.0 acres) to
16 house employee-intensive uses such as allowed by the "Community Development-
17 Business Park (CD-BP)" land use designation for a FAR of 0.41. (FEIR p. 6-4)

18 This alternative was selected to compare the environmental effects of the proposed
19 Project with a land use scenario comprised of a land use mixture that is planned for
20 the property by the Riverside County General Plan. (FEIR p. 6-4)

21 Selection of the No Project/Existing General Plan Designation Alternative would
22 result in similar impacts as would occur under the proposed Project to the topics of
23 aesthetics; agricultural and forestry resources; biological resources; cultural
24 resources; geology/soils; hazards and hazardous materials; hydrology and water
25 quality; land use and planning; population and housing; public services; recreation;
26 paleontological resources, and tribal cultural resources as the proposed Project.
27 Because the "Community Development-Business Park (CD-BP)" land use under this
28 alternative would consist of employee-intensive uses, including research &

1 development, technology centers, corporate offices, clean industry, and supporting
2 retail uses, this alternative could result in the demand for additional housing for the
3 additional employees generated by the “Community Development-Business Park
4 (CD-BP) land uses. In addition, because this alternative would generate
5 approximately 3.5 times more traffic than the proposed Project (5,847 trips compared
6 to 2,115 for the proposed Project) (FEIR pp. 6-24 and 25), increased impacts would
7 occur in the areas of short-term construction and long-term transportation and
8 vehicular-related air emissions, GHG emissions, short-term and long-term noise, and
9 transportation/traffic. In summary, no environmental effects of the Project would be
10 reduced by the selection of this alternative and many environmental effects would be
11 increased. (FEIR pp. 6-26)

12 The No Project/Existing General Plan Designation Alternative would meet Project
13 objectives B, C, and E by developing the site with employment-generating uses. This
14 alternative would partially meet the Project’s other objectives, A, D, and F except
15 for the fact that the site would not be developed entirely with business park
16 warehouse buildings under this alternative. Regardless of its ability to meet or
17 partially meet the Project’s objectives, this alternative would not result in any
18 environmental advantages, and would increase impacts to the environment in terms
19 of air quality, greenhouse gas emissions, noise, and transportation/traffic. Because
20 this alternative would result in greater impacts to air quality, greenhouse gas
21 emissions, noise, and transportation and traffic, this alternative is not considered to
22 be environmentally superior to the proposed Project. (FEIR p. 6-27)

23 **3. Building D Only Alternative – The Environmentally Superior Alternative**

24 Under this alternative, the Building D Site would be developed as described in
25 Subsection 3.3.1 “Building D Applications” of FEIR Section 3.0, *Project*
26 *Description*. Building D would contain 702,645 s.f. of building space, including
27 677,645 s.f. of warehouse floor space, 15,000 s.f. of ground floor office space, and
28 10,000 s.f. of mezzanine office space. There would be 54 loading docks on the west

1 side of the building and 55 docks on the east side of the building (109 total docks).
2 No development would occur on the Building E Site. The Building E Site would
3 remain vacant and would be regularly maintained for weed abatement and wildfire
4 suppression purposes. Oleander Road and Ellsworth Street would be improved along
5 the frontage of the Building D Site; no roadway frontage improvements would occur
6 abutting the Building E Site. This alternative was selected by the Lead Agency to
7 compare the environmental effects of the proposed Project with an alternative that
8 would pursue development on only the eastern portion of the Project site, and east of
9 Ellsworth Street. (FEIR p. 6-4)

10 Because this alternative would reduce all of the Project's impacts to a greater degree
11 than the other alternatives evaluated herein, pursuant to CEQA Guidelines Section
12 15126.6, it is identified as the "environmentally superior alternative." (FEIR p. 6-5)
13 Selection of the Building D Only Alternative would reduce, but not avoid the
14 Project's significant unavoidable impacts to air quality, land use/planning, noise, and
15 transportation. The Building D Only Alternative would result in similar less-than-
16 significant impacts to aesthetics, agricultural and forestry resources, biological
17 resources, cultural resources, geology and soils, hazards and hazardous materials,
18 hydrology and water quality, population and housing, public services, recreation,
19 utilities and service systems, and tribal cultural resources as the proposed Project.
20 However, the Project's impacts under all of these topics would be reduced with
21 selection of the Building D Only Alternative because less land would be physically
22 disturbed and less building space would be constructed, which would result in
23 generating less traffic and vehicular- and operational-related effects. (FEIR p. 6-35)
24 The Building D Alternative would fail to meet most of the Project's objectives;
25 specifically, this alternative would not meet Objective B and would only partially
26 meet Objectives A, C, D, E, and F. Most particularly, because the Building D Only
27 Alternative would leave an entire parcel vacant and unproductive, this alternative
28 would provide fewer economic opportunities, job growth, and generate less tax

1 revenue for the County of Riverside. In addition, the selection of this alternative,
2 while preventing full development of the property with business park uses, would
3 not satisfy demand for logistics business park development in the SCAG region to
4 the same extent as the proposed Project. Thus, the regional demand for logistics
5 buildings and the environmental effects associated with the development of these
6 uses would very likely be displaced to other properties. (FEIR pp. 6-35 through 6-
7 36)

8 Although this alternative would fail to meet most of the Project's Objectives, because
9 this alternative would physically disturb less land and less building space would be
10 constructed, thereby generating less traffic and vehicular and operational-related
11 effects, it is considered to be environmentally superior to the proposed Project. (FEIR
12 p. 6-36)

13 **4. Reduced Project / Truck Trailer Storage Alternative**

14 Under the Reduced Project / Truck Trailer Storage Alternative, the Building D Site
15 would be developed as described in Subsection 3.3.1 "Building D Applications" of
16 FEIR Section 3.0, *Project Description*. Building D would contain 702,645 s.f. of
17 building space, including 677,645 s.f. of warehouse floor space, 15,000 s.f. of ground
18 floor office space, and 10,000 s.f. of mezzanine office space. There would be 54
19 loading docks on the west side of the building and 55 docks on the east side of the
20 building (109 total docks). The Building E Site would be developed as a truck trailer
21 parking yard to service the building constructed on the Building D Site. This
22 alternative was selected by the Lead Agency to compare the environmental effects
23 of the proposed Project with an alternative that would allow an intensification of
24 surface parking to accommodate a building user that requires a substantial amount
25 of on-site truck trailer storage parking space. (FEIR p. 6-5)

26 Selection of the Reduced Project/Truck Trailer Storage Alternative would reduce,
27 but not avoid the Project's significant unavoidable impacts to air quality, land use
28 and planning, noise, and transportation. The Reduced Project/Truck Trailer Storage

1 Alternative would result in similar but reduced impacts to aesthetics, geology and
2 soils, hazards and hazardous materials, hydrology and water quality, land use and
3 planning, public services, and utilities and service systems as compared to the
4 proposed Project. (FEIR pp. 6-44)

5 The Reduced Project/Truck Trailer Storage Alternative would meet most of the
6 Project's objectives but to a lesser degree. Most particularly, the Reduced
7 Project/Truck Trailer Storage Alternative would provide fewer economic
8 opportunities, job growth, and generate less tax revenue for the County of Riverside.
9 The selection of this alternative, while maximizing use of the site, would not
10 maximize its development potential for business park space, filling the demand for
11 logistics business park development in the SCAG region to a lesser extent than would
12 the Project meet this demand. Thus, the regional demand for logistics buildings and
13 the environmental effects associated with the development of these uses would very
14 likely be displaced to other properties. Because this alternative would attain the basic
15 objectives of the Project with reduced environmental impacts, it is considered to be
16 environmentally superior to the proposed Project. (FEIR pp. 6-44)

17 **5. Larger Building Alternative**

18 Under the Larger Building Alternative, a 1,250,000 s.f. high cube warehouse
19 building would be constructed on the Building D Site and the Building E Site,
20 spanning the two areas. The segment of Ellsworth Street that segregates the two
21 Sites would be vacated as a public right-of-way to allow for construction of the
22 building. There would be 125 loading docks on the north side of the building and
23 125 loading docks on the south side of the building (150 total docks). This alternative
24 was selected by the Lead Agency to compare the environmental effects of the
25 proposed Project with an alternative that would allow for the construction of a larger
26 building, with approximately the same amount of building space that would be
27 provided by proposed Building D and Building E combined. (FEIR p. 6-5)

28 Selection of the Larger Building Alternative would result in similar if not identical

1 impacts as would occur under the proposed Project under all environmental topics
2 with the exception of air quality and operational traffic. Construction-related air
3 quality impacts would increase because more construction activity would occur on a
4 daily basis. Operational-related DPM exposure to off-site populations may increase
5 because the building's loading docks and truck courts would be located closer to
6 sensitive receivers. Also, the loss of the Ellsworth Street segment through the center
7 of the property would cause other local roads to carry a greater volume of traffic.
8 (FEIR p. 6-51)

9 The Larger Building Alternative would meet all of the Project's objectives but would
10 not have any environmental advantages. Because this alternative would result in
11 greater impacts to air quality and transportation, it is not considered to be
12 environmentally superior to the proposed Project. (FEIR p. 6-51)

13 **6. Environmentally Superior Alternative**

14 Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of
15 alternatives to a proposed Project shall identify an environmentally superior
16 alternative among the alternatives evaluated in an EIR. This issue is evaluated in
17 FEIR Section 6.0, *Alternatives to the Proposed Project*, of the FEIR. Here, the
18 "Building D Only Alternative" is the environmentally superior alternative.

19 **7. Alternatives Considered but Rejected**

20 The FEIR also considered alternatives that were considered and rejected from further
21 analysis on grounds they were infeasible. First, a "Trailer Truck Parking
22 Alternative" was considered, which would result in both the Building D Site and
23 Building E Site be used for truck trailer parking and storage. This alternative was
24 rejected from consideration because it would not meet the Project's objectives. A
25 truck trailer parking alternative would not result in developing vacant or
26 underutilized property in Mead Valley with Class A business park warehouse
27 buildings, would not make efficient use of a property by maximizing its buildout
28 potential for employment-generating uses, would not attract new employment-

1 generating businesses along the I-215 corridor, and would not help to provide a more
2 equal jobs-housing balance in Riverside County. In addition, a truck trailer storage
3 yard would be less economically feasible to construct and operate and would bring
4 fewer, if any, direct and indirect economic benefits to the County and surrounding
5 area. A large truck trailer parking yard also has the potential to be incompatible with
6 the character of the surrounding community, which includes business park buildings,
7 vacant land, and rural residential homes and business enterprises. (FEIR p. 6-6)

8 An alternative that contemplated a larger Building E and a larger Building E Site
9 footprint for the development and operation of one high-cube warehouse on the
10 Building E Site was considered by the County of Riverside but rejected from further
11 consideration because such an alternative would result in the need for a change to the
12 General Plan Foundation Component for a portion of the larger Building E Site. The
13 Larger Building E Alternative was filed by the Project Applicant in 2015, processed
14 by the County of Riverside, and then reduced in size to the currently-proposed
15 Project in February 2017. The NOP for the FEIR was based on the larger Building E
16 Alternative. Compared to the proposed Project, the Larger Building E Alternative
17 includes an additional 12.1 acres of land to the west of the Building E Site, a portion
18 of which is designated "Rural Community-Very Low Density Residential (RC-
19 VLDR)" by the Riverside County General Plan. The Larger Building E Alternative
20 would have required a change to the General Plan Foundation Component to change
21 the existing land use designation from "Rural Community-Very Low Density
22 Residential (RC-VLDR) to "Community Development-Light Industrial (CD-LI)."
23 Also, the additional land west of the Building E Site is zoned "Light Agriculture (A-
24 1-1)" under existing conditions. Therefore, this alternative also would require a
25 Change of Zone application to change that portion of the property zoned "Light
26 Agriculture (A-1-1)" so that the entire Project site would be zoned "Industrial Park
27 (I-P)." (FEIR pp. 6-6 through 6-7)

28 Alternative site locations were also considered by Riverside County. Based on

1 review of aerial photography, the Riverside County General Plan Land Use Map, and
2 a list of approved/pending development proposals in the nearby areas of
3 unincorporated Riverside County, the City of Moreno Valley, City of Perris, and City
4 of Riverside (refer to FEIR Figure 4.0-1, *Cumulative Development Location Map*,
5 and FEIR Table 4.0-1, *Cumulative Project List*), there are no other available,
6 undeveloped properties of similar size (approximately 58 acres), that the Project
7 Applicant has the reasonable possibility of controlling and that would have fewer
8 developmental and environmental constraints than the Project site evaluated in the
9 FEIR. Development of the Project in an alternate location would have similar
10 impacts as would occur with implementation of the Project at its proposed location,
11 with the potential for greater impacts. All undeveloped land within the surrounding
12 area that is similar in size to the Project site (i.e., approximately 58 acres) that would
13 be available for Community Development-Light Industrial CDLI) land use and that
14 is not already part of an approved/pending development proposal is located farther
15 from I-215 than the Project site. Therefore, operational impacts associated with
16 traffic and vehicular noise and air emissions would be greater as the vehicles
17 traveling to and from the proposed Project would need to travel farther distances on
18 local roads to reach the state highway system. Therefore, operational impacts
19 associated with traffic and vehicular noise and air emissions would be greater as the
20 vehicles would need to travel farther distances on local roads to reach the state
21 highway system. In addition, according to SCAG's Comprehensive Regional Goods
22 Movement Plan and Implementation Strategy, there is great demand in the SCAG
23 region for warehouse and industrial building space on suitably zoned vacant land
24 (SCAG, 2013, pp. 4-39). Thus, it is likely that selection of an alternative site would
25 not eliminate environmental effects, but merely displace the development activity
26 proposed by the Project to another location resulting in the same or greater
27 environmental effects in the region, given the regional demand for logistics and
28 warehousing space in southern California. For these reasons, an alternative sites

1 analysis was rejected from consideration for the proposed Project. (FEIR pp. 6-7
2 through 6-8)

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA
4 Guidelines Section 15093, balanced the "economic, legal, social, technological, and other benefits" of the
5 Project, against the unavoidable adverse environmental effects described herein, and has determined that
6 each and every one of the following benefits individually outweigh and render acceptable each and every
7 one of those environmental effects:

8 **A. The proposed Project will create new jobs.**

9 Because users of the Project's buildings are not yet known, the number of jobs that the
10 Project would generate cannot be precisely determined; however, using data and average
11 employment density factors utilized in the County of Riverside General Plan, it is expected
12 that the Project would employ one (1) worker for every 1,030 s.f. of building area. Based
13 on this employment generation rate, the Project is expected to create approximately 1,081
14 new, recurring jobs (1,113,627 s.f. ÷ 1,030). (Riverside County, 2016 Appendix E, Table
15 ES-5; FEIR p. 3-32). In addition, a substantial number of construction jobs would be created
16 to build the Project (testimony by Laborers' International Union of North America at the
17 April 4, 2018, Planning Commission hearing).

18 **B. The Project will implement the intent of Riverside County's General Plan for locating
19 employment-generating businesses along the I-215 corridor.**

20 The Riverside County General Plan and Mead Valley Area Plan call for the development of
21 employment-generating land uses along the I-215 corridor in Mead Valley. The Project will
22 assist the County in implementing these plans. As stated in the County's General Plan Land
23 Use Element (Chapter 3, p. LU-62, 2017): "Industrial land aids in creating economic growth
24 by providing jobs for local and area-wide residents, providing growth opportunities for new
25 and existing businesses, and facilitating a tax base upon which public services can be
26 provided. The goal of Riverside County is to provide attractive work environments that fit
27 with the character of each community and are well served by convenient and adequate
28 accessibility to multi-modal transportation options that bring jobs and housing in closer

1 proximity to one another. Stimulation of clusters of similar industrial business will facilitate
2 competitive advantage in the market place.”

3 **C. The Project will bring needed economic investment in the Mead Valley community**

4 Development of the Project site with two warehouse buildings will represent substantial
5 economic investment in the Mead Valley area of Riverside County. Investment will be made
6 in infrastructure improvements, the buildings’ shells and exterior features, and interior
7 features as part of building tenant improvements (Project Applicant presentation at April 4,
8 2018 Planning Commission hearing).

9 **D. The Project will improve public roadways and dedicate trail easements in favor of**
10 **Riverside County.**

11 Public roadway improvements that are proposed as part of the Project include the following:

- 12 • Oleander Avenue. Oleander Avenue is an east-west oriented roadway that
13 abuts the northern property boundaries of the Building D and Building E
14 Sites. The Project will include the construction of Oleander Avenue along
15 the Building D and Building E property frontages, including pavement, curb,
16 gutter, sidewalk, and landscape parkway improvements, to its ultimate half-
17 width section as an Industrial Collector Street (78-foot-wide public right-of-
18 way, County Standard No. 111). A 14-foot-wide trail easement in favor of
19 Riverside County also will be provided along the Project site frontage with
20 Oleander Avenue. In addition, the Project will involve the construction of a
21 paved, 18-foot-wide vehicular travel way on the northern half of Oleander
22 Avenue to ensure adequate vehicular access for two-way traffic.
23 Improvements to Oleander Avenue will conform to applicable County of
24 Riverside Transportation Department standards. Refer to FEIR Figure 3-18,
25 *Roadway Cross-Sections*, for an illustration of the Project’s improvements to
26 Oleander Avenue. (FEIR p. 3-25)
- 27 • Ellsworth Street. Ellsworth Street is a north-south oriented roadway that
28 bisects the Project site and separates the Building D Site (located to the east

1 of Ellsworth Street) from the Building E Site (located to the west of Ellsworth
2 Street). The Project will involve the construction of Ellsworth Street from
3 the southern Project site boundary to the northern Project site boundary (i.e.,
4 along the western frontage of the Building D Site and the eastern frontage of
5 the Building E Site), including pavement, curb, gutter, sidewalk, and
6 landscape parkway improvements, to provide its ultimate full-width section
7 as a Secondary Highway (100-foot-wide public right-of-way, County
8 Standard No. 94). In addition, a 14-foot trail easement will be provided in
9 favor of Riverside County adjacent to the eastern side of the right-of-way of
10 Ellsworth Street (on the Building D Project Site). Improvements to Ellsworth
11 Street will conform to applicable County of Riverside Transportation
12 Department standards. Refer to FEIR Figure 3-18 for an illustration of the
13 Project's improvements to Ellsworth Street. (FEIR pp. 3-25 and 3-28)

14 The Building D Project will dedicate approximately 2.63 acres of land and the
15 Building E Project will dedicate approximately 2.0 acres of land as public right-of-
16 way to the County of Riverside to accommodate the construction of Oleander
17 Avenue and Ellsworth Street. The street dedications will occur as part of subsequent,
18 administrative-level street dedication actions. (FEIR p. 3-28)

19 **E. The Project will improve utility infrastructure.**

20 The Project will improve the availability of local infrastructure as described below.

21 Water Infrastructure

22 Water service will be provided to the Project site by the Eastern Municipal Water
23 District (EMWD). Under existing conditions, 12-inch-diameter water lines are
24 installed beneath the paved Oleander Avenue segment that abuts the northeastern
25 corner of the Building D Site and beneath an unnamed, private EMWD water tank
26 access road that abuts the southern Project site boundary. The Project will install a
27 12-inch-diameter water line that connects to the existing water line that abuts the
28 southern Project site boundary; travels north beneath Ellsworth Street to Oleander

1 Avenue; travels west beneath Oleander Avenue between Ellsworth Street and the
2 western Building E Site boundary; and travels east beneath Oleander Avenue from
3 Ellsworth Street to approximately 1,055 feet east of the Oleander Avenue/Ellsworth
4 Street intersection, where it connects to the existing water line that abuts the northeast
5 corner of the Building D Site. Buildings D and E will connect to the proposed water
6 line beneath Oleander Avenue. All water facilities will be designed in accordance
7 with EMWD standards. (FEIR p. 3-28)

8 Wastewater Infrastructure

9 Wastewater conveyance services will be provided by EMWD. Under existing
10 conditions, an 8-inch-diameter sewer line is installed beneath the paved Oleander
11 Avenue segment that abuts the northeastern corner of the Building D Site. As
12 depicted on the utility plans shown in FEIR Figure 3-19, *Conceptual Utility Plan –*
13 *Building D*, and FEIR Figure 3-20, *Conceptual Utility Plan – Building E*, the Project
14 will install an 8-inch-diameter sewer line beneath Oleander Avenue, between the
15 western Project site boundary and the existing wastewater line that abuts the
16 northeast corner of the Project site. Buildings D and E would connect to the proposed
17 wastewater line beneath Oleander Avenue. All proposed wastewater facilities will
18 be designed in accordance with EMWD standards. (FEIR p. 3-28)

19 Stormwater Drainage Infrastructure

20 In conjunction with development of the Building D Site, Perris Valley MDP Lateral
21 F-4 will be extended in Oleander Road from its existing terminus near the northeast
22 corner of the Building D Site to Ellsworth Street. Perris Valley MDP Laterals F-3
23 and F-3.1 will be combined as a single storm drain line (Lateral F-3) primarily
24 installed along the southern boundary of the Building D Site, with an approximately
25 300-foot segment located beneath Ellsworth Street. Lateral F-3 will outlet at an
26 energy dissipater with weir device located at the southeast corner of the Building D
27 Site. (FEIR p. 3-31)

28 Similarly, in conjunction with development of the Building E Site, Perris Valley

1 MDP Lateral F-4 will be extended in Oleander Avenue from its existing terminus
2 near the northeast corner of the Building D Site to the northwest corner of the
3 Building E Site. Also, as will occur for development of the Building D Site, Perris
4 Valley MPD Laterals F-3 and F-3.1 will be combined as a single storm drain line
5 (Lateral F-3) installed along the southern boundary of the Building D Site, which
6 will outlet at an energy dissipater with weir device located at the southeast corner of
7 the Building D Site. (FEIR p. 3-31)

8 The Project will be consistent with the Perris Valley MDP and construct planned
9 MDP facilities. All of the Project's stormwater drainage facilities will be designed
10 in accordance with Riverside County Flood Control and Water Conservation District
11 (RCFCWCD) standards. (FEIR p. 3-31)

12 **F. The Project will install ornamental landscaping features where none currently exist.**

13 The Project site will be landscaped and add trees, shrubs, and groundcover in the
14 area, which will be ornamental in nature and drought-tolerant. As shown on FEIR
15 Figures 3-10 and 3-17, trees and groundcover will occur along the site's frontage
16 with Oleander Avenue and Ellsworth Street (including landscaping within the public
17 right-of-way). Landscaping also will occur at the south property boundary, at
18 building entries, in and around automobile parking areas, in and around the Building
19 E Site's water quality/detention basins, and along proposed screen walls. Prior to
20 the issuance of a building permit to construct Building D and Building E, the Project
21 Applicant will be required to submit final planting and irrigation plans to the County
22 of Riverside for review and approval. The plans are required to comply with
23 Riverside County Ordinance No. 859, which establishes requirements for landscape
24 design, automatic irrigation system design, and water-use efficiency. (FEIR p. 3-25)

25 **G. The Project will create a distinct physical edge between the County General Plan's**
26 **Community Development Foundation Component area and the Rural Community**
27 **Foundation Component area in this portion of Mead Valley**

28 As shown on FEIR Figures 3-8 and 3-11, the Project site is located in the Mead

1 Valley community and falls within the Riverside County General Plan Community
2 Development (CD) Foundation Component. Lands to the west and to the south of
3 the Project site are located in the Rural Community (RC) Foundation Component.
4 Development of the Project site as proposed will create a physical demarcation
5 between the two Foundation Component areas, where no such physical demarcation
6 currently exists. Cross-sections for the southern boundary of the Building D Site, at
7 the point of this demarcation, are shown on FEIR p. FEIR-216. As shown, Building
8 D is designed such that all truck courts and loading docks will occur on the east and
9 west sides of the building. No loading bays will face south toward the Rural
10 Community Foundation Component area. As shown by the cross-sections presented
11 on FEIR p. FEIR-216, Building D will be set back 70 feet from the southern property
12 boundary, and within the 70 feet will be a 36-foot-wide drive aisle adjacent to the
13 building and a 34-foot-wide landscaped area adjacent to the south property boundary.
14 A minimum 14-foot-high solid wall will be positioned between the drive aisle and
15 the landscaped area. As noted by Mitigation Measure MM 4.11-3, only an 8-foot-
16 high wall is necessary to attenuate operational noise to below a level of significance,
17 so the higher wall is a design feature that will provide a more distinct buffer. The
18 landscaped area will be densely planted with trees, shrubs, and ground cover per the
19 Building D Site's conceptual landscaping plan (see EIR Figure 3-10), and have an
20 undulating slope. Similarly, cross-sections for the southern boundary of the Building
21 E Site are shown on FEIR p. FEIR-217. Building E is designed such that all truck
22 courts and loading docks will occur on the east side of the building. No loading bays
23 will face south or west toward off-site Rural Community Foundation Component
24 areas. As shown by the cross-sections presented on FEIR p. FEIR-217, Building E
25 will be set back 68 feet from the southern property boundary, and within the 68 feet
26 will be a 38-foot-wide drive aisle adjacent to the building and a 30-foot-wide
27 landscaped area adjacent to the south property boundary. An 8-foot high metal fence
28 will be positioned between the drive aisle and the landscaped area. According to the

1 Building D Site Noise Study (FEIR Technical Appendix I), noise attenuation is not
2 needed in this area. The landscaped area will be densely planted with trees, shrubs,
3 and ground cover per the Building E Site's conceptual landscaping plan (see FEIR
4 Figure 3-17) and have an undulating slope. Along the western boundary of the
5 Building E Site will be a landscaped slope, oriented toward the Building E Site and
6 demarking the Community Development Foundation Component Area (the Building
7 E Site) from Rural Community Foundation Component areas to the west.

8 **H. The Project will include energy efficiency features.**

9 Although the actual energy efficiency measures that are implemented at building
10 construction will be determined at the building permit stage of Project design, the
11 Project Applicant expects to include skylights and windows to allow light penetration
12 to reduce indoor artificial lighting; enhanced window and duct insulation; improved
13 or high efficiency HVAC units, water heaters, and appliances; high efficiency lights;
14 and features to reduce water use such as low water use landscaping and water
15 efficient toilets and faucets. Also, the roofs of both buildings are proposed to be
16 designed and constructed to accommodate a 1 KW photovoltaic (PV) solar array
17 taking into consideration limitations imposed by other rooftop equipment, roof
18 warranties, building and fire code requirements, and other physical or legal
19 limitations. Also, the buildings will be constructed with the necessary electrical
20 systems and other infrastructure to accommodate PV arrays in the future. Further,
21 the proposed buildings are required by law to comply with enhanced
22 building/utilities energy efficiencies mandated under California building codes (e.g.,
23 Title 24, the California Green Building Code). Vehicles accessing the Project site
24 are required by law to comply with increasingly stringent state and federal regulatory
25 actions addressing vehicle fuel economies and vehicle emissions standards. (FEIR
26 p. 3-32)

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
28 section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to

1 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to
2 growth, taxes, community service facilities, or encourages other activities which cause significant
3 environmental effect. The discussion is as follows:

4 A. CEQA requires a discussion of the ways in which the proposed Project could be
5 growth inducing. The CEQA Guidelines identify a project as growth inducing if it
6 would foster economic or population growth or the construction of additional
7 housing, either directly or indirectly, in the surrounding environment (CEQA
8 Guidelines §15126.2(d)). New employees and new residential populations represent
9 direct forms of growth. These direct forms of growth have a secondary effect of
10 expanding the size of local markets and inducing additional economic activity in the
11 area. (FEIR p. 5-4)

12 B. Because users of the Project's buildings are not yet known, the number of jobs that
13 the Project will generate cannot be precisely determined; therefore, for purposes of
14 analysis, employment estimates were calculated using data and average employment
15 density factors utilized in the County of Riverside General Plan. The General Plan
16 estimated that light industrial business would employ one (1) worker for every 1,030
17 s.f. of building area. Based on this employment generation rate, the Project is
18 expected to create approximately 1,081 new recurring jobs (1,113,627 s.f. ÷ 1,030).
19 (Riverside County, 2003a, Appendix E) The proposed Project also would create
20 short-term construction-related jobs. It is expected that the majority of the
21 construction-related employees would be drawn from the existing labor force that
22 would be available in the County of Riverside, as the County has a shortage of jobs.
23 The overall jobs-to-housing ratio in the County is 1.07 jobs per household; however,
24 this number is skewed by the number of jobs within the incorporated areas of the
25 County. In unincorporated areas of western Riverside County, like the Project area,
26 there is only 0.66 jobs per household, which represents a severe shortage of jobs.
27 SCAG considers a jobs-to-housing ratio between 1.0 and 1.29 to be balanced. (FEIR
28 p. 5-4)

1 C. A project could indirectly induce growth at the local level by increasing the demand
2 for additional goods and services associated with an increase in population or
3 employment and thus reducing or removing the barriers to growth. This typically
4 occurs in suburban or rural environs where population growth results in increased
5 demand for service and commodity markets responding to the new population of
6 residents or employees. Economic growth would likely take place as a result of the
7 proposed Project's operation as two business park warehouse buildings. The
8 Project's construction-related and operational-related employees would purchase
9 goods and services in the region, but any secondary increase in employment
10 associated with meeting these goods and services needs is expected to be marginal,
11 accommodated by existing goods and service providers, and highly unlikely to result
12 in any new physical impacts to the environment based on the amount of available
13 commercial and retail services available in areas near the Project site, including the
14 Cities of Perris, Moreno Valley, and Riverside. In addition, the Project would create
15 jobs which likely would serve the housing units either already built or planned for
16 development within Riverside County, based on the severe shortage of jobs per
17 household in western Riverside County (as noted above). Accordingly, the on-site
18 employment generation would not induce substantial growth in the area because it is
19 anticipated that the Project's future employees would already be living in the
20 Riverside County area. (FEIR p. 5-4)

21 D. Under CEQA, growth inducement is not considered necessarily detrimental,
22 beneficial, or of little significance to the environment. Typically, growth-inducing
23 potential of a project would be considered significant if: 1) development fosters
24 growth or a concentration of population in excess of what is assumed in pertinent
25 master plans, land use plans, or in projections made by regional planning agencies
26 such as SCAG; or 2) if a project provides infrastructure or service capacity to
27 accommodate growth beyond the levels currently permitted by local or regional plans
28 and policies. In general, growth induced by a project is considered a significant

1 impact if it can be demonstrated that the potential growth significantly affects the
2 environment in some other way. (FEIR p. 5-5)

3 E. Related to the first item in the paragraph above, the land uses proposed by the Project
4 would not differ substantially from the land uses that are permitted on the Project site
5 under existing conditions; however, the Project would develop the Project site at a
6 lower intensity than what is permitted on the Project site under existing conditions.
7 Therefore, the Project would not foster growth or a concentration of population in
8 excess of what is assumed on local and regional planning documents. Related to the
9 second item in the paragraph above, the Project would install new public
10 infrastructure improvements, including roads, drainage infrastructure, and other
11 utility improvements; however, these infrastructure improvements are sized to
12 primarily serve the Project and to provide a future connection point for land uses
13 planned by the Riverside County General Plan. There are no development proposals
14 in the immediate Project vicinity that would utilize the same infrastructure as the
15 Project; therefore, it is speculative to conclude whether or not the Project's
16 installation of new infrastructure would induce substantial, unanticipated growth.
17 Based on the foregoing, the Project is not expected to directly or indirectly induce
18 growth in the local area. (FEIR p. 5-5)

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project would implement
20 applicable elements of the Riverside County General Plan as follows:

21 The Project's consistency with all applicable policies of the County of Riverside General
22 Plan and the Mead Valley Area Plan is attached to the FEIR as Technical Appendix M,
23 General Plan Consistency Analysis.

24 **A. Land Use Element.**

25 The Land Use Element designates the general distribution, general location, and
26 extent of land uses, such as housing, business, industry, open space, agriculture,
27 natural resources, recreation, and public-quasi-public uses. The Land Use Element
28 also discusses the standards of residential and non-residential density intensity for

1 the various land use designations. The Land Use Element also provides development
2 standards related to each land use category, and general plan policy level direction
3 for an array of land-use related issues. The Project would amend the General Plan
4 and MVAP to designate the entire Project site for CD-LI land uses, which would
5 accommodate the proposed development of two warehouse buildings having a
6 collective total of 1,113,627 s.f. of building space on the Project site. The land uses
7 proposed by the Project (i.e., light industrial, containing two warehouse buildings)
8 would not differ substantially from the range of CD-BP and CD-LI land uses that are
9 permitted on the subject property under existing conditions. CD-LI allows for high
10 cube warehouse buildings, whereas CD-BP allows for similar and compatible uses,
11 such as research & development, technology centers, corporate offices, clean
12 industry, and supporting retail uses (although not high cube warehouse as proposed
13 by the Project). Accordingly, the Project's conversion of areas planned for CD-BP
14 to CD-LI is not regarded as a substantial alteration of the planned land uses for the
15 Project site. With Riverside County's approval of the proposed General Plan
16 Amendments proposed for the Building D Site and the Building E Site, the Project
17 would be consistent with the land use designations of the General Plan and MVAP,
18 and as such, impacts would be less than significant. (FEIR pp. 4.10-2 and 4.10-6)
19 Furthermore, the proposed Project is consistent with the SCAG RTP/SCS goals. The
20 proposed Project is consistent with the General Plan Land Use Element, Community
21 Development Foundation Component, and is therefore consistent with the General
22 Plan (FEIR Technical Appendix M).

23 **B. Circulation Element**

24 The Circulation Element identifies the general location and extent of existing and
25 proposed major transportation facilities, including major roadways, rail, transit
26 systems, and airports. The Circulation Element also identifies and provides policy
27 direction for implementation of the Community Environmental Transportation
28 Acceptability Process (CETAP) Corridors. Applicable County Regulations RR-40

1 and RR-41 and Mitigation Measure MM 4.15-1 require the Project Applicant to
2 make a fair share monetary contribution to the County of Riverside, to be held in
3 trust, for the costs associated with the improvements and intersections. The Project
4 would implement mitigation measures that address Project-specific and cumulative
5 transportation and traffic impacts, and based thereon, the Board of Supervisors finds
6 that the Project would be consistent with the General Plan Circulation Element. After
7 the implementation of Applicable County Regulations and Design Requirements
8 (RRs) and feasible Mitigation Measures (MMs), there would still be significant and
9 unavoidable cumulatively-considerable traffic impacts, although mitigation is
10 provided to reduce impacts to the maximum feasible extent. The proposed Project is
11 consistent with the General Plan Circulation Element and is therefore consistent with
12 the General Plan.

13 **C. Multipurpose Open Space Element**

14 The Multipurpose Open Space Element addresses the conservation, development,
15 and use of natural resources, including water, soils, rivers, and mineral deposits. The
16 Multipurpose Open Space Element details plans and measures for preserving open
17 space for protection of natural resources such as wildlife habitat; the managed
18 availability of space for parks, trails, and scenic vistas; and protection of public health
19 and safety through protection of areas subject to geologic hazards, flooding and fires.
20 With the implementation of Applicable County Regulations and Design
21 Requirements (RRs) and feasible Mitigation Measures (MMs), the Project would
22 have a less than significant impact on biological resources as disclosed in FEIR
23 Subsection 4.4. Per Regulatory Requirements RR-1 and RR-2 the Project Applicant
24 shall pay per-acre local development impact and mitigation fees in compliance with
25 County of Riverside Ordinance No. 810 (Western Riverside MSHCP Fee Program
26 Ordinance, and with compliance with County of Riverside Ordinance No. 663
27 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) (RR-12; FEIR p. S-24). The
28 Project Applicant shall comply with the federal Migratory Bird Treaty Act (MBTA)

1 as disclosed in RR-13 (FEIR p. S-24). In addition, pursuant to Mitigation Measure
2 MM 4.4-1 (FEIR p. S-24 through 26) and Objectives 5, 6, and 7 of the Species
3 Account for the Burrowing Owl included in the Western Riverside County Multiple
4 Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of
5 a grading permit, a pre-construction presence/absence survey for the burrowing owl
6 shall be conducted by a qualified biologist who holds a Memorandum of
7 Understanding (MOU) with the County. The results shall be provided in writing to
8 the Environmental Programs Department/County Biologist. If the grading permit is
9 not obtained within 30 days of the survey, a new survey shall be required. If it is
10 determined that the project site is occupied by the Burrowing Owl, take of "active"
11 nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act
12 (MBTA). If it is determined during the 30-day preconstruction survey that burrowing
13 owls have colonized the project site prior to the initiation of construction, the
14 biologist shall immediately inform the Riverside County Biologist, California
15 Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS),
16 and the Riverside Conservation Authority (RCA). A qualified biologist that holds a
17 MOU with the County of Riverside shall prepare a Burrowing Owl Protection and
18 Relocation Plan for approval by the County of Riverside, CDFW, USFWS, and RCA
19 prior to initiating ground disturbance. The relocation plan is required to include the
20 following: The locations of the nests and the owls proposed for relocation. The
21 locations of the proposed relocation sites. The numbers of adult owls and juveniles
22 proposed for relocation. The time of year when relocation is proposed to take place.
23 The name of the biologist proposed to supervise the relocation, and the details of
24 his/her previous experiences capturing, handling, and relocating burrowing owls,
25 including the outcomes of their previous relocation efforts (survival/mortality rates
26 and site-fidelity rates of the relocated owls), and relevant permits held. A detailed
27 description of the proposed method of capture, transport, and acclimation of the
28 current project's owls on the proposed relocation site. A detailed description of

1 relocation site preparations (e.g., the design and dimensions of the artificial release
2 burrows and hacking cage, duration of hacking activities (including food and water
3 provision). Description of the monitoring methods and monitoring duration to be
4 employed to verify survival of the relocated owls and their long-term retention on
5 the relocation site. Burrowing owl relocation shall only be allowed outside of the
6 nesting season (March 1 through August 31). (See FEIR Mitigation Measure MM
7 4.4-1). As a condition of grading permits, a migratory nesting bird survey of all trees
8 to be removed shall be conducted by a qualified biologist within 10 days prior to
9 initiating tree removal or vegetation clearing within 500 feet of a mature tree (MM
10 4.4-2; FEIR p. S-26 and 27). MM 4.4-3 would ensure that the Project Applicant shall
11 pay into the Riverside Corona Resource Conservation District in-lieu fee program,
12 at a 2:1 ratio, totaling 0.18 acre for the Project's permanent impacts to a 0.09-acre
13 (677 linear foot) ephemeral drainage feature on the Building D Site. Evidence of fee
14 payment shall be supplied to the Riverside County Environmental Programs
15 Department (EPD) prior to issuance of a grading permit. Mitigation Measure MM-
16 4.4-4 would also ensure that the Project Applicant shall pay into the Riverside
17 Corona Resource Conservation District in-lieu fee program at a 2:1 ratio, totaling
18 0.22-acre for the Project's permanent impacts to a 0.11-acre (690 linear feet)
19 ephemeral drainage feature on the Building E Site. Evidence of fee payment shall be
20 supplied to the Riverside County Environmental Programs Department (EPD) prior
21 to issuance of a grading permit.

22 With the implementation of Applicable County Regulations and Design
23 Requirements (RRs) and feasible Mitigation Measures (MMs), the Project would
24 have a less than significant impact on cultural resources as disclosed in FEIR
25 Subsection 4.5, *Cultural Resources*. Regulatory Requirement RR-1 would ensure
26 that pursuant to California Health and Safety Code Section 7050.5, if human remains
27 are encountered, no further disturbance shall occur until the Riverside County
28 Coroner has made the necessary findings as to origin. Implementation of Mitigation

1 Measures MM 4.5-1 and MM 4.5-5 through MM 4.5-8 would ensure that, if
2 significant archaeological resources are unearthed during ground-disturbing
3 construction activities, those resources are properly identified and appropriately
4 treated as recommended by a qualified archaeologist and approved by the County
5 Archaeologist. Also, Mitigation Measures MM 4.5-2 through MM 4.5-5 would
6 further reduce the already less-than-significant impacts associated with known
7 resources on the site that are not significant and not unique under CEQA. With
8 implementation of the required mitigation, the Project's potential to impact
9 significant archaeological resources would be reduced to less than significant.

10 As disclosed in FEIR Subsection 4.14, *Recreation*, the Project does not propose any
11 type of residential use or other land use that would generate a population that would
12 increase the use of recreation facilities or existing neighborhood or regional parks,
13 therefore, parks would not be physically affected by the Project. In addition, the
14 Project does not propose any type of residential use and is not located within a
15 Community Service Area (CSA) or recreation and park district with a Community
16 Parks and Recreation Plan (Quimby fees). The Project would not physically impact
17 an existing recreational trail. The Project would provide easements for community
18 trail segments along Oleander Avenue and Ellsworth Street, as called for by the Mead
19 Valley Area Plan. Environmental effects resulting from ground disturbance in the
20 trail easement areas is evaluated as an inherent part of the Project throughout the
21 FEIR and in no cases are significant effects identified specifically related to the trail
22 easements. For these reasons, the Project's potential to impact the environmental
23 factor of Recreation, would be less than significant. The proposed Project is
24 consistent with the General Plan's Multipurpose Open Space Element and is
25 therefore consistent with the General Plan (FEIR Technical Appendix M).

26 **D. Safety Element**

27 The Safety Element establishes policies and programs to protect the community from
28 risks associated with seismic, geologic, flood, and wildfire hazards. The Safety

1 Element serves the following functions: develops a framework by which safety
2 considerations are introduced into the land use planning process; facilitates
3 identification and mitigation of hazards for new development and thus strengthens
4 existing codes; project review, and permitting processes; presents policies directed
5 at identifying and reducing hazards in existing development; and strengthens
6 earthquake, flood, inundation, and wildland fire preparedness planning and post-
7 related reconstruction policies. The Project complies with all applicable building
8 codes, County Ordinances, and State and federal laws. The proposed Project is
9 consistent with the General Plan Safety Element and is therefore consistent with the
10 General Plan (FEIR Technical Appendix M). As disclosed in FEIR Subsection 4.6,
11 *Geology and Soils*, the Building D Site and the Building E Site are not located within
12 a mapped Alquist-Priolo Earthquake Fault Zone and there are no known active or
13 potentially active faults on the Project site or trending toward the Project site;
14 therefore, the Site is not subject to fault. The Building D Site and the Building E Site
15 have a low potential for liquefaction and seismic-related ground failure.
16 Accordingly, liquefaction impacts would be less than significant. There is no
17 potential for Building D or Building E to cause on- or off-site landslides or lateral
18 spreading. Potential hazards associated with soils on the Project site that have the
19 potential for lateral spreading and collapse would be precluded through use of non-
20 explosive rock breaking/blasting techniques during Project construction, mandatory
21 adherence to recommendations given in the Building D Site and the Building E Site
22 geotechnical reports, and mandatory compliance with applicable regulations. The
23 Project would create stable manufactured slopes that would not be subject to rockfall
24 hazards. The potential to result in on- or off-site landslide, lateral spreading,
25 collapse, or rockfall hazards would be less than significant. Ground subsidence has
26 the potential to occur on the Building D and Building E sites. However, mandatory
27 adherence to recommendations given in the Building D Site and the Building E Site
28 geotechnical reports and mandatory compliance with applicable regulations would

1 ensure proper grading techniques such that impacts related to ground subsidence
2 would be less than significant. The Project site has no potential to be subjected to
3 geologic hazards such as seiche, mudflow, or volcanic hazards. As a standard
4 condition of Project approval, the Project would be required to comply with the site-
5 specific recommendations contained in the geotechnical report for the Building D
6 Site and the Building E Site, including recommendations related to site preparation,
7 soil compaction, and manufactured slope design that would minimize potential
8 hazards associated with manufactured slope failure. Impacts would be less than
9 significant. Building D and Building E would create cut or fill slopes higher than 10
10 feet and greater than 2:1. Both buildings, as part of the conditions of approval, would
11 be required to comply with the recommendations in the geotechnical reports to
12 ensure the stability of these slopes, as well as all other applicable regulations. Deep-
13 rooted, low water use, plant material is proposed on the slopes to further aid in
14 stability. Compliance with the recommendations and applicable regulations would
15 reduce impacts associated with slope construction to less than significant. The
16 existing septic system associated with the existing mobile home would be removed
17 in accordance with all applicable rules and regulations. With mandatory compliance
18 with all applicable County rules and regulations, the Project would not result in
19 grading that affects or negates subsurface sewage disposal systems. Impacts would
20 be less than significant. The Building E Site contains no subsurface sewage systems.
21 As such, development of the Building E Site would not affect or negate subsurface
22 sewage disposal systems. No impact would occur. The Project would not result in
23 substantial soil erosion or the loss of topsoil. The Project Applicant is required to
24 obtain a National Pollutant Discharge Elimination System (NPDES) permit for
25 construction activities as well as adhere to SCAQMD Rule 403 during Project
26 construction. With mandatory compliance to these regulatory requirements, the
27 potential for soil erosion impacts during construction would be less than significant.
28 Following construction, soil erosion on the Project site would be minimized, as the

1 areas disturbed during construction would be landscaped or covered with impervious
2 surfaces and drainage would be controlled through a storm drain system.
3 Furthermore, Building D and Building E are required by law to implement a WQMP
4 during operation, which would preclude substantial erosion impacts in the long-term.
5 Soils on the Project site have a very low expansion potential. Accordingly, soil
6 expansion impacts would be less than significant. The Project would not install septic
7 tanks or alternative wastewater disposal systems. Accordingly, no impact would
8 occur associated with soil compatibility for wastewater disposal systems. The Project
9 site does not contain any active streams or rivers, no streams or rivers are located in
10 close proximity to the Project site, and the Project would not discharge water directly
11 to an active stream or river. The Project would be required to prepare and comply
12 with NPDES permits, SWPPPs, and WQMPs, which would treat and filter runoff to
13 reduce erosion. Therefore, no impact to deposition, siltation, or erosion that may
14 modify the channel of a river or stream or the bed of a lake would occur. Buildout of
15 the Project site would result in an increase in impervious surfaces. Storm water
16 falling on the developed portions of the Project site would be collected and treated
17 on-site before being discharged into the storm drain system to be constructed as part
18 of the Project. An energy dissipater is proposed to be installed at the southeast corner
19 of the Building D Site to reduce off-site erosion potential to less than significant.
20 Storm water runoff with the potential to result in water erosion would thus be reduced
21 by the Project and a less-than-significant impact would occur. The Project site would
22 be exposed to wind erosion during construction but would be required to implement
23 BMPs as part of the NPDES permit, and would be required to comply with all other
24 applicable regulations related to wind erosion, including Rule 403. Following
25 development of the Project site, soils on the developed portions of the Project site
26 would be covered with impervious surfaces and landscaping and no longer exposed
27 to wind; thus, wind erosion and the loss of topsoil would be substantially reduced as
28 compared to existing conditions. Impacts would be less than significant. In addition,

1 as a condition of Project approval, the Project's structures would be required to be
2 constructed in accordance with the California Building Standards Code (CBC) and
3 the County of Riverside Building Code. (FEIR pp. 4.6-20 through 4.6-23).

4 As disclosed in FEIR Subsection 4.8, *Hazards and Hazardous Materials*, during
5 Project construction and operation, mandatory compliance to federal, state, and local
6 regulations would ensure that the Project as proposed on the Building D Site and the
7 Building E Site would not create a significant hazard to the public or the environment
8 through the routine transport, use, or disposal of hazardous materials. The Project
9 would not impair implementation of or physically interfere with an adopted
10 emergency response plan or an emergency evacuation plan. No emergency facilities
11 exist on the Project site, nor does the Project site serve as an emergency evacuation
12 route. The Building D Site and the Building E Site are not located within one-quarter
13 mile of any existing or planned school; therefore, the Project as proposed on the
14 Building D Site and the Building E Site would not emit hazardous emissions or
15 handle hazardous or acutely hazardous materials, substances, or waste within one-
16 quarter mile of an existing or proposed school. The Project as proposed on the
17 Building D Site and the Building E Site would not emit hazardous emissions or
18 handle hazardous or acutely hazardous materials, substances, or waste within one-
19 quarter mile of an existing or proposed school. Pursuant to mandatory compliance
20 with Riverside County ALUC conditions of approval, the Project is consistent with
21 the restrictions and requirements of the March Air Reserve Base/Inland Port Land
22 Use Compatibility Plan. As such, the Project would not result in an airport safety
23 hazard for people residing or working in the Project area. The Project would have
24 no impact on private aviation facilities. There are no known private airstrips located
25 within the vicinity of the Project site. The Project would have no potential to impact
26 the helipad at the Riverside County Regional Medical Center. The Project site is not
27 located in a wildland fire hazard area. The Project would not expose people or
28 structures to a significant risk of loss, injury, or death involving wildland fires. The

1 Project would comply with the ALUC conditions as disclosed in FEIR Subsection
2 4.8.6, Mitigation. (FEIR pp. 4.8-16 through 4.8-19)

3 As disclosed in FEIR Subsection 4.15, *Transportation*, there is no potential for the
4 Project to change air traffic patterns or to create substantial air traffic safety risks or
5 alter waterborne, rail, or air traffic. The Project would not substantially increase
6 transportation safety hazards due to design features or incompatible uses. Adequate
7 emergency access would be provided to the Project site during both short-term and
8 long-term operation of the Project; therefore, the Project would not result in
9 inadequate emergency access to the Site or to surrounding properties. The Project
10 provides for community trail easements along the Project site's frontage road with
11 Oleander Avenue and Ellsworth Street, as called for by the planned Riverside County
12 trail network. The Project is designed to minimize potential conflicts with non-
13 vehicular means of transportation. Therefore, potential impacts to the performance
14 or safety of transit, bicycle, and pedestrian systems would be less than significant. In
15 addition, as disclosed in FEIR Subsection 4.15, *Transportation*, the Project would be
16 required to comply with Regulatory Requirement RR-39 that discloses that Project
17 construction activities are required to comply with the California Manual on Uniform
18 Traffic Control Devices, which specify that temporary traffic controls shall be
19 provided during construction, such as a flag person, during all phases of construction
20 to facilitate the flow of construction traffic on streets abutting the Project site. (FEIR
21 pp. 4.15-50 through 4.15-52.

22 **E. Noise Element**

23 The Noise Element identifies and appraises noise problems and includes policies to protect
24 the County from excessive noise. The County of Riverside has adopted a Noise
25 Element of the General Plan to control and abate environmental noise, and to protect
26 the citizens of the County from excessive exposure to noise. The Noise Element
27 identifies two separate types of noise sources: 1) transportation and 2) stationary, and
28 establishes guidelines for acceptable transportation and stationary community noise

1 levels. With implementation of the recommendations provided in the noise impact
2 analysis and the required mitigation measures, the Project would be consistent with
3 the General Plan Noise Element and is therefore consistent with the General Plan.
4 As disclosed in FEIR Subsection 4.11, *Noise*, the Project would not expose people
5 to excessive noise levels associated with a public airport or public use airport. No
6 private airstrips are located in the vicinity of the Project site. The MARB is located
7 approximately 1.1 miles east of the Project site, but the Project site would not be
8 exposed to aircraft noise greater than the 60 dBA CNEL, which is acceptable for
9 business park uses according to the Riverside County General Plan. he Project does
10 not involve the construction, operation, or use of any railroads. Thus, the Project
11 would not expose people to excessive railroad noise. I-215 is located approximately
12 2,112 feet from the Project site. According to the Riverside County General Plan,
13 land uses that are greater than 1,228 feet and less than 2,645 from a freeway corridor
14 would be subject to noise levels ranging from 55 dBA to 60 dBA. Industrial uses
15 like those proposed on the Project site are considered normally acceptable at noise
16 levels of 75 dBA CNEL according to the Riverside County General Plan. Thus, the
17 Project would not expose people to excessive highway noise. The Project does not
18 contain any other aspects that would qualify as "other noise" that has not been
19 addressed by other thresholds. Thus, the Project would not result in other noise.
20 Project-related construction activities, including blasting, would result in a direct
21 short-term significant impact to noise-sensitive receivers. Also, in the event that
22 construction activities occur on any properties surrounding the Project site
23 simultaneously with Project-related construction activities, and that also would
24 contribute construction noise to significantly impacted noise-sensitive receivers, a
25 cumulative impact may occur and the Project's construction-related noise
26 contribution to the overall noise level in the Project study area would be cumulatively
27 considerable. The Project's contribution to off-site, transportation-related noise
28 levels along several Oleander Road segments adjacent to and west of the Project site

1 would result in a significant direct impact under Existing + Project and Year 2017
2 traffic conditions. Project-related operational impacts would result in a less-than-
3 significant impact to noise-sensitive receivers in the long term associated with on-
4 site operational activities and off-site traffic-related noise. The Project's contribution
5 to roadway noise levels at adjacent land uses would result in a less-than-significant
6 direct and cumulatively-considerable impact under Year 2035 traffic conditions. The
7 Project would not generate substantial noise or ground-borne vibration during short-
8 term construction and blasting activities or long-term operational activities. The
9 Applicable County Regulations and Design Requirements RR-35 and RR-36 and
10 Mitigation Measures MM 4.11-1 and 4.11-2 would ensure that the Project would
11 construct a temporary noise barrier adjacent to maximally exposed, nearby noise
12 sensitive receptors and also employ noise-reducing construction techniques. As
13 summarized in FEIR Table 4.11-21, *Mitigated Construction Equipment Noise*
14 *Summary*, these mitigation measures would reduce the Project's construction-related
15 noise to less-than-significant levels at nearby sensitive receivers by remaining below
16 the 65 dBA Leq threshold. Mitigation Measures MM 4.11-3 through 4.11-5 would
17 reduce the operational noise impacts to noise-sensitive receivers; although not to a
18 level of less than significant. No feasible mitigation measures are available to reduce
19 the Project's transportation-related noise impacts along the Oleander Road segments
20 west of Harvill Avenue and east of the Project's Driveway #6 under Existing +
21 Project and Year 2017 conditions. The only way to reduce the impact would be to
22 surround the front yards of the parcels adjacent to the affected Oleander Road
23 segments with a solid wall, which is not feasible because it would restrict access to
24 these parcels. Furthermore, the noise levels along the affected segments of Oleander
25 Road would not exceed 65 dBA CNEL during either the Existing + Project or the
26 Year 2017 noise scenarios. The parcels adjacent to the affected Oleander Road
27 segments are designated by the Riverside County General Plan for "Business Park"
28 land uses. Business Park land uses are not considered to be noise sensitive uses, and

1 Riverside County considers noise levels 65 dBA or less to be acceptable for such
2 uses. By the Year 2035, the Project's contribution of transportation-related noise
3 along the above-listed segments of Oleander Road would be reduced to less-than-
4 significant levels, as ambient traffic volumes increase along the roadway and the
5 Project's overall percentage of the noise levels would diminish. Regardless, because
6 the Project's greater than 5 dBA contribution of transportation-related noise along
7 the Oleander Road segments west of Harvill Avenue and east of the Project's
8 Driveway #6 would exceed the significance thresholds under Existing + Project and
9 Year 2017 conditions and no feasible mitigation is available to avoid the impact, the
10 Project's short-term impact would be significant and unavoidable. (FEIR pp. 4.11-
11 30 through 4.11-33)

12 **F. Housing Element**

13 The 2013-2021 Housing Element identifies and establishes County policies intended
14 to fulfill the housing needs of existing and future residents in Riverside County. The
15 Element establishes policies that guide County decision-making and set forth an
16 action plan to implement its housing goals. As disclosed in FEIR Subsection 4.12,
17 *Population and Housing*, the Project site contains one mobile home under existing
18 conditions which would be removed as part of the proposed Project. The removal of
19 one mobile home structure would not result in the displacement of substantial
20 numbers of people or existing housing. A less-than-significant impact would occur.
21 The Project site is expected to employ approximately 1,030 workers. It is expected
22 that the job opportunities created by the Project would be filled by existing residents
23 in Riverside County and residents of homes that are already approved for
24 construction but not yet built. Therefore, the Project would not create a demand for
25 additional housing, and impacts would be less than significant. The Project is an
26 employment-generating use that would not directly cause population growth.
27 Therefore, the Project has no potential to exceed regional or local population
28 projections. No impact would occur. The Project would introduce new businesses

1 and infrastructure improvements to the area. The jobs generated by the Project are
2 expected to be filled by existing residents of Riverside County and residents of homes
3 that are already approved for construction but not yet built. In addition, Project-
4 related utility improvements would service the Building D Site and the Building E
5 Site and would not be sized to accommodate unplanned growth on other surrounding
6 parcels. Accordingly, the Project would not induce substantial population growth
7 and impacts would be less than significant. Therefore, the Project would be
8 consistent with the General Plan Housing Element and the General Plan. (FEIR
9 p.4.12-7)

10 **G. Air Quality Element**

11 As disclosed in FEIR Subsection 4.3, *Air Quality*, although compliance with
12 regulatory requirements and Mitigation Measures MM 4.3-1 through MM 4.3-15
13 would reduce the Project's air pollutant impacts and thus its inconsistency with
14 SCAQMD's 2012 AQMP, the Project's inconsistency with the AQMP would remain
15 significant and unavoidable. There are no feasible mitigation measures that can
16 reduce the Project's impacts to below a level of significance. As indicated in FEIR
17 Table 4.3-11, *Emissions Summary of Overall Construction (With Mitigation)*,
18 mitigation measures would reduce the Project's short-term construction emissions
19 associated with NO_x to below the SCAQMD regional thresholds. As indicated in
20 FEIR Table 4.3-12, *Summary of Peak Operational Emissions (With Mitigation)*, even
21 with mitigation, the Project's operational emissions associated with VOCs and NO_x
22 would still exceed the SCAQMD's regional threshold. The Project would comply
23 with all regulatory requirements and the FEIR recommends feasible mitigation to
24 reduce VOCs; however, there is no mitigation available to reduce VOCs below the
25 SCAQMD's regional threshold. Emissions of NO_x are primarily a result of mobile
26 source emissions (i.e., vehicles traveling to and from the Project site), which are
27 regulated by state and federal emissions and fuel use standards, and beyond the direct
28 control of the Project Applicant and/or future users of the Project site's buildings.

1 No other mitigation is available for NO_x emissions from vehicle tailpipes that is
2 feasible for the Project Applicant to implement and the County of Riverside to
3 enforce that would have a proportional nexus to the Project's level of impact. As
4 such, it is concluded that the Project's long-term emissions of VOCs and NO_x would
5 cumulatively contribute to an existing air quality violation in the SoCAB (i.e., ozone
6 and NO_x), as well as cumulatively contribute to the net increase of criteria pollutants
7 for which the SoCAB is in non-attainment (federal and state ozone concentrations).
8 Effects to human health resulting from NO_x concentrations include respiratory
9 illness, including but not limited to asthma and chronic obstructive pulmonary
10 diseases (e.g., chronic bronchitis, emphysema). Effects to human health resulting
11 from VOC concentrations include but are not limited to irritation to the eye, nose,
12 and throat, which can reduce respiratory volume as, well as sensory nerve stimulation
13 that can compromise the immune system. Accordingly, the Project's long-term
14 operational emissions associated with VOCs and NO_x are concluded to result in a
15 significant and unavoidable impact on both a direct and cumulatively-considerable
16 basis. Implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2, combined
17 with mandatory compliance with SCAQMD Rule 403 and California Air Resources
18 Board, Title 13, Chapter 10, Section 2485, Division 3 of the California Code of
19 Regulations, would reduce the emissions during Project construction to below the
20 SCAQMD's localized significance thresholds. Refer to FEIR Table 4.3-8, *Localized*
21 *Significance Summary Peak Construction (With Mitigation)*. (FEIR pp. 4.3-35
22 through 4.3-40) Implementation of the mitigation measures and regulatory
23 requirements listed in FEIR Subsection 4.3 would ensure that the proposed Project
24 would be consistent with the Air Quality Element and General Plan by reducing
25 potential air emissions to the lowest feasible level.

26 **H. Healthy Communities Element**

27 The Healthy Communities Element establishes policies to address primary health
28 issues that may address County residents, such as high rates of obesity, chronic

1 illness, air pollution, lack of access to healthy foods, unsafe environments, and lack
2 of access to health care and mental health services. The Project would be consistent
3 with the applicable Healthy Communities Element policies governing Countywide
4 Land Uses and non-Motorized Transportation, as the Project would help to achieve
5 the purposes of the General Plan through compliance with applicable General Plan
6 policies.

7 **I. Administration Element**

8 The Administration Element focuses on the administration of the General Plan,
9 which is the sole responsibility of the County of Riverside, under the authority of the
10 Board of Supervisors This Element details the vision for Riverside County, General
11 Planning Principals, Countywide Elements and Planning Policies/Area Plan,
12 Appendices of the General Plan, and other administrative topics. The General Plan
13 Amendments proposed by the Project would not conflict with any Administrative
14 Element polices.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses,
16 pursuant to State CEQA Guidelines Sections 15126(c) and 15126.2(c), significant irreversible
17 environmental changes and provides in the FEIR Section 5.0, *Other CEQA Considerations*, the following
18 findings:

- 19 A. Natural resources, in the form of construction materials and energy resources, would
20 be used in the construction of the proposed Project. The consumption of these natural
21 resources would represent is an irreversible change to the environment. However,
22 development of the Project site as proposed would have no measurable adverse effect
23 on the availability of such resources, including resources that may be nonrenewable
24 (e.g., fossil fuels).
- 25 B. Additionally, the Project is required by law to comply with the California Building
26 Standards Code (CALGreen), which will minimize the Project's demand for energy,
27 including energy produced from non-renewable sources. A more detailed discussion
28 of energy consumption is provided in FEIR Subsection 5.4. (FEIR p. 5-3)

- 1 C. Implementation of the Project would commit future generations to two large business
2 park warehouse buildings on the Project site. As demonstrated in the analysis
3 presented throughout FEIR Section 4.0, construction and long-term operation of the
4 proposed Project would be compatible with existing and planned future land uses
5 that surround the Project site and would not result in significant physical
6 environmental effects to nearby properties. (FEIR p. 5-3)
- 7 D. Although the Project would cause unavoidable impacts to the environment associated
8 with air quality, land use and planning, noise, and traffic as summarized in FEIR
9 Subsection 5.1, these effects would not commit surrounding properties to land uses
10 other than those that are present under existing conditions or planned by the County
11 of Riverside General Plan. For this reason, the Project would not result on a
12 significant, irreversible change to nearby, off-site properties. (FEIR p. 5-3)
- 13 E. FEIR Subsection 4.8, *Hazards and Hazardous Materials*, provides an analysis of the
14 proposed Project's potential to transport or handle hazardous materials which, if
15 released into the environment, could result in irreversible damage to the
16 environment. As concluded in the analysis, compliance with federal, state, and local
17 regulations related to hazardous materials would be required of all contractors
18 working on the property during the Project's construction and of all users that occupy
19 the Project's buildings. As such, construction and long-term operation of the
20 proposed Project would not have the potential to cause significant irreversible
21 damage to the environment, including damage that may result from upset or accident
22 conditions. (FEIR p. 5-3)
- 23 F. As discussed under FEIR Subsection 5.4, the Project would not result in a wasteful
24 consumption of energy. Accordingly, the Project would not result in a significant,
25 irreversible change to the environment related to energy use. Further, the energy
26 demands of the Project can be accommodated within the context of available
27 resources and energy delivery systems. The Project would therefore not cause or
28 result in the need for additional energy producing or transmission facilities. The

1 Project would not engage in the wasteful or inefficient uses of energy and the Project
2 aims to achieve energy conservation goals within the State of California. Thus, the
3 Project would not have any long-term effects on an energy providers' future energy
4 development or energy conservation strategies. (FEIR pp. 5-3 and 5-13 through 5-
5 14)

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that General Plan Amendment No.
7 1151 (GPA 1151) and General Plan Amendment No. 1152 (GPA 1152); Change of Zone No. 7872 (CZ
8 7872) and Change of Zone 7873 (CZ 7873); Plot Plan No. 25837 (PP 25837) and Plot Plan 25838 (PP
9 25838) are consistent with the Riverside County General Plan.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
11 EIR No. 546 in evaluating General Plan Amendment No. 1151 (GPA 1151) and General Plan Amendment
12 No. 1152 (GPA 1152); Change of Zone No. 7872 (CZ 7872) and Change of Zone 7873 (CZ 7873); Plot
13 Plan No. 25837 (PP 25837) and Plot Plan 25838 (PP 25838), and that EIR No. 546 is an accurate and
14 objective statement that complies with the California Environmental Quality Act (CEQA) and reflects the
15 County's independent judgment, and that EIR No. 546 is incorporated by this reference.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of
17 overriding consideration, **CERTIFIES** EIR No. 546 and **ADOPTS** the Mitigation Monitoring and
18 Reporting Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between
19 the mitigation measures as set forth in EIR No. 546, and those set forth in the Mitigation Monitoring and
20 Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Plot Plan No. 25837 (PP 25837)
22 and Plot Plan 25838 (PP 25838) on file with the Clerk of the Board, including the final exhibits and related
23 cases, are hereby approved for the real property described and shown on the final exhibits, and said real
24 property shall be developed substantially in accordance with General Plan Amendment No. 1151 (GPA
25 1151), General Plan Amendment No. 1152 (GPA 1152), Change of Zone No. 7872 (CZ 7872), and Change
26 of Zone 7873 (CZ 7873), PP 25837 and PP 25838, unless they are amended by the Board of Supervisors.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of General Plan
28 Amendment No. 1151 (GPA 1151) and General Plan Amendment No. 1152 (GPA 1152); Change of Zone

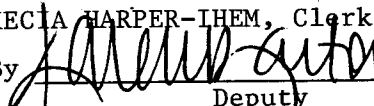
1 No. 7872 (CZ 7872) and Change of Zone 7873 (CZ 7873); Plot Plan No. 25837 (PP 25837) and Plot Plan
2 25838 (PP 25838) shall be placed in the Office of Clerk of the Board, in the Office of County Planning
3 Department, and the Office of the Building and Safety Director.

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

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9
10 ROLL CALL:

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

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

16 KECIA HARPER-IHEM, Clerk of said Board
17 By  Deputy
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ATTACHMENT "A"
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Monitoring and Reporting Program

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Aesthetics					
<p>Scenic Resources Threshold (a) for the Building D Site and the Building E Site: No Impact. There are no designated scenic highways in the vicinity of the Project site. The portion of the Ramona Expressway located east of I-215 and approximately 1.2 miles southeast of the Project site is a County Eligible scenic highway, but due to the 1.2-mile distance and intervening development, the Project site is not visible from this roadway segment. As such, the Project has no potential to adversely impact views from a scenic highway corridor.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p>Scenic Resources Threshold (b) for the Building D Site and the Building E Site: Less-than-Significant Impact. The proposed Project would not substantially damage scenic resources or significantly obstruct any prominent scenic vistas or public views. The Project site does not contain any unique scenic resources. Development of the Project would not substantially block views of scenic mountain resources in the distance. Also, the proposed Project incorporates design elements such as landscaping, landscaped slopes, walls, and architectural features to ensure that development proposed on the Building D and Building E Sites would not create an aesthetically offensive site open to public view.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p>Mt. Palomar Observatory Threshold (a) for the Building D Site and the Building E Site: Less-than-Significant Impact. The Project site is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area. Mandatory compliance with Riverside County</p>	<p>RR-1 (Applies to the Building D Site and the Building E Site) The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Ordinance No. 655 will ensure that the Project does not interfere with the nighttime use of the Mt. Palomar Observatory and impacts would be less than significant.</p>	<p>requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from the Mt. Palomar Observatory (located approximately 24 miles southeast of the Project site in northern San Diego County).</p>				
<p>Other Lighting Issues Threshold (a) for the Building D Site and the Building E Site: Less-than-Significant Impact. Construction and operation of Building D and Building E would introduce new sources of artificial light typical of business park developments. No glare-producing building materials are proposed. Mandatory compliance with Riverside County Ordinances Nos. 655 and 915, which provide lighting standards to eliminate adverse effects of lighting associated with development, will ensure that the Project does not create new sources of substantial light or glare that affect day or nighttime views in the area.</p>	<p>RR-2 (Applies to the Building D Site and the Building E Site) The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life. RR-1 also applies.</p>	N/A	N/A	N/A	Less-than-Significant Impact
<p>Other Lighting Issues Threshold (b) for the Building D Site and the Building E Site: Less-than-Significant Impact. The Project would not expose residential properties to unacceptable light levels. Mandatory compliance with Riverside County Ordinances Nos. 655 and 915, which provide lighting and light shielding standards would ensure that the Project does not expose off-site residential properties to unacceptable light levels. In addition, as a best practice measure, EIR Section 4.11, Noise, includes Mitigation Measure 4.11-2(A) that requires that no construction activities and no construction-related night lighting shall occur within 600 feet of occupied sensitive receptors after 6:00 p.m. and before 6:00 a.m. during the months of June through September or before</p>	<p>RR-1 and RR-2 apply.</p>	N/A	N/A	N/A	Less-than-Significant Impact

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
7:00 a.m. during the months of October through May.					
Agriculture and Forest Resources					
<p>Agriculture</p> <p>Threshold (a) for the Building D Site and the Building E Site: No Impact. The Project as proposed on the Building D Site and Building E Site would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) on the Project site and a large majority of the on-site soils have severe limitations for agricultural crop production.</p>	No mitigation is required.	N/A	N/A	N/S	No Impact
<p>Agriculture</p> <p>Threshold (b) for the Building D Site and the Building E Site: Less-than-Significant Impact. The Building D Site and the Building E Site do not contain land zoned for agriculture or land used for agricultural purposes. With mandatory compliance to Riverside County Ordinance No. 625, impacts would be less than significant.</p>	RR-3 (Applies to the Building D Site and the Building E Site) The Project is required to comply with Riverside County Ordinance No. 625, which requires that when non-residential uses are developed adjacent to properties zoned primarily for agricultural purposes (that support agricultural operations that have been in place for at least three years and not considered a nuisance operation at the time the operation began), future property owners must be notified of any agricultural operations that are ongoing in the area, and acknowledge that such agricultural uses shall not be the subject of nuisance complaints.	N/A	N/A	N/A	Less-than-Significant Impact
<p>Agriculture</p> <p>Threshold (c) for the Building D Site and the Building E Site: Less-than-Significant Impact. The Project would have less-than-significant impacts to off-site properties that are agriculturally zoned. Aspects of the Building D and Building E Site's physical design, including the proposed creation of manufactured slopes around the building pad perimeters, would provide a physical separation between the proposed development and off-site agriculturally zoned property. Also, no surrounding</p>	0 applies.	N/A	N/A	N/A	Less-than-Significant Impact

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (M/M)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>property is currently used primarily for agricultural purposes. Should an off-site property within 300 feet become used for agriculture, mandatory compliance to Ordinance No. 625, as would be required by the County, would further ensure that impacts would be less-than-significant.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p>Agriculture Threshold (d) for the Building D Site and the Building E Site: No Impact. Due to the lack of agricultural activity and Farmland in the Project vicinity, the Project has no potential to result in changes to the existing environment which, due to their location or nature, could result in the conversion of Farmland to a non-agricultural use.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p>Forest Threshold (a) for the Building D Site and the Building E Site: No Impact. The Project site is not zoned as forest land and there are no lands within the Project site's vicinity that are zoned for forest land, timberland, or Timberland Production. Thus, implementation of the proposed Project on the Building D Site and the Building E Site would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p>Forest Threshold (b) for the Building D Site and the Building E Site: No Impact. There is no forest land on the Project site. Thus, implementation of the proposed Project on the Building D Site and the Building E Site would not result in the conversion of forest land to non-forest use.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p>Forest Threshold (c) for the Building D Site and the Building E Site: No Impact. The Project site does not contain forest land. Thus, the Project would not involve other changes in the existing environment which,</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>due to their location or nature, could result in conversion of forest land to non-forest use.</p> <p>Air Quality</p> <p>Threshold (a) for the Building D Site and the Building E Site: Significant Direct and Cumulatively Considerable Impact. Project construction-source emissions would exceed localized significance thresholds for NO_x, PM₁₀, and PM_{2.5}. Therefore, the proposed Project would conflict with the implementation of the AQMP on a significant direct and cumulatively considerable basis.</p>	<p>RR-4 (Applies to the Building D Site and the Building E Site) The Project is required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:</p> <ol style="list-style-type: none"> 1. In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines. 2. The construction contractor(s) shall ensure that all disturbed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day. 3. The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less. <p>RR-5 (Applies to the Building D Site and the Building E Site) The Project is required to comply with the provisions of the South Coast Air Quality</p>	Project Contractors	County of Riverside Building & Safety Department	Prior to grading permit issuance.	<p>Short-Term Construction: Less-than-Significant</p> <p>Long-Term Operation: Significant and Unavoidable Direct and Cumulatively Considerable Impact</p>

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>Management District (SCAQMD) Rule 1113 "Table of Standards" pertaining VOC emissions by using zero-Volatile Organic Compounds paints (no more than 100 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.</p> <p>RR-6 (Applies to the Building D Site and the Building E Site) The Project's construction activities are required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 1186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the Air Quality Management District (AQMD), and the use of non-toxic chemical stabilizers for dust control.</p> <p>RR-7 (Applies to the Building D Site and the Building E Site) Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.</p> <p>RR-8 (Applies to the Building D Site and the Building E Site) The Project is required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.</p>	<p>Project Contractors</p>	<p>County of Riverside Building & Safety Department</p>	<p>During Project Construction</p>	
		<p>Project Contractors</p>	<p>County of Riverside Building & Safety Department</p>	<p>During Project Construction</p>	
		<p>Project Contractors</p>	<p>County of Riverside Building & Safety Department</p>	<p>During Project Construction</p>	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>RR-9 (Applies to the Building D Site and the Building E Site) The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce air pollutant emissions.</p> <p>RR-10 (Applies to the Building D Site and the Building E Site) Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.</p> <p>MM 4.3-1 (Applies to the Building D Site and the Building E Site) Prior to grading permit issuance, the County of Riverside shall verify that the following notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> a) Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators. b) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site shall use year 2010 or newer engines during all construction activities to the extent such HHD are commercially available. 	<p>Project Applicant; Project Contractors</p> <p>Project Contractors</p> <p>Project Applicant; Project Contractors</p>	<p>County of Riverside Building & Safety Department</p> <p>County of Riverside Building & Safety Department</p> <p>County of Riverside Building & Safety Department</p>	<p>During Project Construction and Operation</p> <p>Prior to building permit final inspection.</p> <p>Prior to grading permit issuance.</p>	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>c) All excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better.</p> <p>d) All scrapers shall be CARB Tier 4 Certified or better.</p> <p>e) The total horsepower-hours per day for all on-site equipment shall not exceed 46,344 horsepower hours per day.</p> <p>f) The maximum daily disturbance area (actively graded area) shall not exceed 11.0 acres per day.</p> <p>g) The use of diesel-powered generators during construction shall be prohibited.</p> <p>h) Construction contractors shall notify their workers about Riverside County's Rideshare Program.</p> <p>i) The use of construction equipment with pollution control devices such as high-pressure injectors is highly encouraged to reduce air pollution emissions.</p> <p>j) The use of construction vehicles equipped with pollution control devices such as catalytic converters is highly encouraged to reduce air pollutant emissions.</p> <p>k) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).</p> <p>MM 4.3-2 (Applies to the Building D Site and the Building E Site) Construction equipment shall be properly maintained according to manufacturer specifications and all contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit onsite idling to no more than three (3) minutes in any one hour. Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators. Construction contractors shall keep construction equipment maintenance records and data sheets of equipment design specifications (including the emission control</p>	Project Contractors	County of Riverside Building & Safety Department	During Project Construction	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>tier of the equipment) onsite during construction and subject to inspection by the County of Riverside.</p> <p>MM4.3-2(A) (Applies to the Building D Site and the Building E Site): During construction activities, Project contractors shall post signs on the site that instruct operators to turn off equipment when not in use and limit idling to a maximum of three(3) minutes.</p> <p>MM 4.3-3 (Applies to the Building D Site and the Building E Site) Within six months of building occupancy, signs shall be posted at the building informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel-fueled vehicle idling regulations, and the importance of being a good neighbor by not parking in residential areas. Developer and all successors shall include this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.</p> <p>MM 4.3-4 (Applies to the Building D Site and the Building E Site) Within six months of building occupancy, signs shall be posted in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than three (3) minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.</p> <p>MM 4.3-5 (Applies to the Building D Site and the Building E Site) Owner users and tenants of the Project shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that its Heavy-Heavy Duty Haul Trucks (HHD) fleet serving the warehouses within the Project are in good condition, and in proper tune pursuant to</p>	<p>Project Contractors</p> <p>Project Applicant and all successors</p> <p>Project Applicant and all successors</p>	<p>County of Riverside Building & Safety</p> <p>County of Riverside Building & Safety Department</p> <p>County of Riverside Building & Safety Department</p> <p>County of Riverside Building & Safety Department</p>	<p>During Project construction.</p> <p>Within Six Months of Building Occupancy</p> <p>Within Six Months of Building Occupancy</p> <p>Prior to building permit final inspection.</p>	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>manufacturer's specifications. Owner users and tenants shall ensure that all HHID accessing the Project site shall comply with 13 California Code of Regulations Section 2025, as may be amended (the "Regulations"), and that all HHID accessing the Project site shall comply with the required registration and reporting provisions of the Regulations. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.</p>				
	<p>MM 4.3-6 (Applies to the Building D Site and the Building E Site) Site enforcement staff in charge of monitoring for excess vehicle idling shall be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board approved courses. Developer and all successors shall include this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.</p>	Project Applicant and all successors	County of Riverside Building & Safety Department	Prior to building permit final inspection.	
	<p>MM 4.3-7 (Applies to the Building D Site and the Building E Site) All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to discourage single-occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.</p>	Project Applicant and all successors	County of Riverside Building & Safety Department	Prior to building permit final inspection.	
	<p>MM 4.3-8 (Applies to the Building D Site and the Building E Site) Prior to the issuance of a building permit, the County shall verify that the building's roof is designed to accommodate a minimum 1 KW photovoltaic (PV) solar array taking into consideration limitations imposed by other rooftop equipment, roof warranties, building and fire code requirements, and</p>	Project Contractors	County of Riverside Building & Safety Department	Prior to building permit final inspection.	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>other physical or legal limitations. The building shall be constructed with the necessary electrical system and other infrastructure to accommodate PV arrays in the future. The electrical system and infrastructure shall be clearly labeled with noticeable and permanent signage which informs future occupants/owners of the existence of this infrastructure.</p> <p>MM 4.3-9 (Applies to the Building D Site and the Building E Site) Developer and all successors shall include information in building lease agreements that inform tenants about the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products.</p> <p>MM 4.3-10 (Applies to the Building D Site and the Building E Site) Developer and all successors shall include information in building lease agreements that inform tenants about the benefits of becoming SmartWay Shippers and SmartWay Carriers. SmartWay is a federal EPA program that advances supply chain sustainability.</p> <p>MM 4.3-11 (Applies to the Building D Site and the Building E Site): Developer and all successors shall stipulate in building lease and sale agreements that yard trucks and forklifts shall not be fueled with diesel.</p> <p>MM 4.3-12 (Applies to the Building D Site and the Building E Site): Prior to the issuance of building permits, the County shall verify that the Project's building plans require the installation of a primary roofing material that has solar reflective index (SRI) value of at least 39 percent.</p>	<p>Project Applicant and all successors.</p> <p>Project Applicant and all successors.</p> <p>Project Applicant and all successors.</p> <p>Project Applicant</p>	<p>County of Riverside Building & Safety Department</p> <p>County of Riverside Building & Safety Department</p> <p>County of Riverside Building & Safety Department</p> <p>County of Riverside Building & Safety Department</p>	<p>Prior to building permit final inspection.</p> <p>Prior to issuance of occupancy permits.</p> <p>Prior to issuance of occupancy permits.</p> <p>Prior to building permit final inspection.</p>	<p>Significant and Unavoidable Direct and Cumulatively Considerable Impact</p>
<p>Thresholds (b) and (c) for the Building D Site and the Building E Site: Significant Direct and Cumulatively Considerable Impact. The Project would emit concentrations of NO_x during construction that would cause or contribute to an existing or projected air quality violation, on both a direct and cumulatively considerable basis.</p>	<p>MM 4.3-1 and MM 4.3-2 and 0 through 0 apply.</p>	<p>See above</p>	<p>See above</p>	<p>See above</p>	<p>Significant and Unavoidable Direct and Cumulatively Considerable Impact</p>

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>During long-term operation, the Project would exceed SCAQMD's regional criteria for daily VOC and NO_x emissions which would result in a significant impact to the environment on both a direct and cumulatively considerable basis.</p> <p>Threshold (d) for the Building D Site and the Building E Site: Significant Direct and Cumulatively Considerable Impact. The Project's construction-related emissions would exceed the SCAQMD's localized significance thresholds for emissions of NO_x, PM₁₀, and PM_{2.5}. The Project's emissions would not create a CO hotspot. Long-term operation at the Project site would cause less-than-significant direct and less-than-significant cumulatively considerable human health impacts due to the exposure of residents, workers, and school children substantial diesel particulate emissions (DPMs).</p>	<p>MM 4.3-1 and MM 4.3-2 apply.</p>	<p>See above</p>	<p>See above</p>	<p>See above</p>	<p>Less-than-Significant Impact</p>
<p>Threshold (e) for the Building D Site and the Building E Site: No Impact. The Project proposes to develop the property with two industrial business park buildings which would not contain sensitive receptors that could be exposed to point source emissions. The Project does not propose land uses that would be considered point source emitters.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No Impact</p>
<p>Threshold (f) for the Building D Site and the Building E Site: Less-than-Significant Impact. The Project would not produce unusual or substantial construction-related odors. Odors associated with long-term operation of the Project would be minimal and less than significant. The Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Biological Resources					
<p>Threshold (a) for the Building D Site and the Building E Site: Significant Direct and Cumulatively Considerable Impact.</p> <p>The Project is subject to compliance with two Habitat Conservation Plans (HCPs): the Western Riverside County Multiple Species Conservation Program (MSHCP) and the Stephens' Kangaroo Rat (SKR) HCP. The Project site is not located in a planned conservation area of either HCP, and is required by the Riverside County Municipal Code to pay MSCHP and SKR HCP mitigation fees. Regarding applicable MSHCP provisions for properties located outside of conservation areas, the Project would result in significant direct and cumulatively considerable impacts to the western burrowing owl if the species is present on the site when construction activities commence. The Project also would result in the loss of an ephemeral drainage that occurs on the Building D Site (0.09-acre (677 feet)) and the Building E Site (0.13-acre (944 feet)), which qualifies as a MSHCP riverine resource because it receives fresh water flow during all or a portion of the year. The loss of this resource on the Project site would be a direct and cumulatively-considerable impact associated with the loss of riverine resources in the Western Riverside County MSHCP area. Complete avoidance of the riparian/riverine resources is not feasible. Because there are no feasible avoidance alternatives available, the MSHCP requires the Project to provide compensatory mitigation to ensure the replacement of any lost functions and values as it related to the plan and wildlife species covered by the MSHCP.</p>	<p>RR-11 The Project Applicant shall comply with County of Riverside Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.</p> <p>RR-12 The Project Applicant shall comply with County of Riverside Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.</p> <p>RR-13 The Project Applicant shall comply with the federal Migratory Bird Treaty Act (MBTA).</p> <p>MM 4.4-1 (Applies to the Building D Site and the Building E Site) Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation</p>	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant; Project Biologist</p>	<p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Environmental Programs Department (EPD)</p>	<p>Prior to the issuance of a building permit.</p> <p>Prior to the issuance of a grading permit.</p> <p>Prior to the issuance of a grading permit.</p> <p>Within 30 days prior to grading activities; prior to the issuance of a grading permit.</p>	<p>Less-than-Significant Impact</p>

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>(active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife (CDFW).</p> <p>If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation of construction, the Project Proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority and would need to retain a biologist that holds a Memorandum of Understanding (MOW) with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan shall include the following:</p> <ul style="list-style-type: none"> -The locations of nests and owls proposed for relocation. -The locations of the proposed relocation sites. -The numbers of adult owls and juveniles proposed for relocation. -The time of year when relocation is proposed to take place. -The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating burrowing owl, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls) and relevant permits held. -A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site. -A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision). 				

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	<p>-Description of the monitoring methods and monitoring duration to be employed verify survival of the relocated owls and their long-term retention on the relocation site.</p> <p>MM 4.4-3 (Applies to the Building D Site and the Building E Site) As a condition of grading permits, a migratory nesting bird survey of all trees to be removed shall be conducted by a qualified biologist within 10 days prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. A copy of the migratory nesting bird survey results report shall be provided to the Riverside County Environmental Programs Department (EPD). If the survey identifies the presence of active nests, then the qualified biologist shall provide the Riverside County EPD with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impacts. The size and location of all buffer zones, if required, shall be subject to review and approval by the Riverside County EPD and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County EPD verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p> <p>MM 4.4-4 (Applies to the Building D Site) To mitigate for permanent impacts to a 0.09-acre (677 linear foot) ephemeral drainage feature on the Building D Site, the Project Applicant shall pay into the Riverside Corona Resource Conservation District in-lieu fee program, at a 2:1 ratio, totaling 0.18-acre. Evidence of fee payment shall be supplied to the Riverside County Environmental Programs Department (EPD) prior to issuance of a grading permit.</p>	<p>Project Applicant: Qualified Biologist</p>	<p>Riverside County Environmental Programs Department (EPD)</p>	<p>Within 10 days prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree</p>	
		<p>Project Applicant</p>	<p>Riverside County Environmental Programs Department (EPD)</p>	<p>Prior to issuance of a grading permit.</p>	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Thresholds (b) and (c) for the Building D Site and the Building E Site: Significant Direct and Cumulatively Considerable Impact. The Project would result in less-than-significant impacts to sensitive plant species. No sensitive plant communities are located on the Project site. Although paniculate tarplant is not a MSHCP-covered species, because the plant species is not rare, threatened, or endangered, because its range is sufficiently broad, because the CNPS listing for the species is relatively low for the species, and because habitat for this species is preserved elsewhere within the MSHCP boundaries, the loss of the species on the Project site is considered less than significant. Loss of individual plants on the Project site would not threaten the species as a whole. Thus, the Project's impacts to the species would be less than significant and less than cumulatively considerable. In regards to sensitive wildlife species, the Project would significantly impact the western burrowing owl if the species is present on the Project site at the time construction activities commence. In addition, migratory bird species protected by the MBTA would be impacted by the Project if active nests are present on the site at the time that nesting habitat (trees and shrubs) are removed. These impacts would be direct and cumulatively considerable. Impacts to</p>	<p>(Applies to the Building E Site) To mitigate for permanent impacts to a 0.11-acre (690 linear feet) ephemeral drainage feature on the Building E Site, the Project Applicant shall pay into the Riverside Corona Resource Conservation District in-lieu fee program, at a 2:1 ratio, totaling 0.22-acre. Evidence of fee payment shall be supplied to the Riverside County Environmental Programs Department (EPD) prior to issuance of a grading permit.</p> <p>MM 4.4-1, MM 4.4-2, and MM 4.4-3 apply.</p>	Project Applicant	Riverside County Environmental Programs Department (EPD)	Prior to Issuance of Grading Permit.	Less-than-Significant Impact
		See Above	See Above	See Above	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>the San Diego black-tailed jackrabbit is considered less than significant because it is a Western Riverside County MSHCP-covered species.</p> <p>Threshold (d) for the Building D Site and the Building E Site: Significant Direct and Cumulatively Considerable Impact. The Project has the potential to impact nesting migratory birds if active nests are disturbed during the nesting season (February 1 to August 31). The Project would not substantially interfere with the movement of any other native resident or migratory fish or wildlife species, would not interfere with a migratory wildlife corridors, and would not impede the use of native wildlife nursery sites.</p>	<p>MM 4.4-2 applies.</p>	<p>See Above</p>	<p>See Above</p>	<p>See Above</p>	<p>Less-than-Significant Impact</p>
<p>Threshold (e) and (f) for the Building D Site: Significant Direct and Cumulatively Considerable Impact. The Project as proposed on the Building D Site would result in the direct loss of 0.09-acre (677 feet) of an ephemeral drainage feature dominated by upland plant species that receives fresh water flow during all or a portion of the year. The drainage features qualifies as a Western Riverside County MSHCP riverine resource and falls under the jurisdiction of the CDFW. No impact to riparian habitats, vernal pools, State or federal wetlands, "waters of the United States," or other sensitive natural communities would occur.</p>	<p>MM 4.4-3 applies.</p>	<p>See Above</p>	<p>See Above</p>	<p>See Above</p>	<p>Less-than-Significant Impact</p>
<p>Threshold (e) and (f) for the Building E Site: Significant Direct and Cumulatively Considerable Impact. The Project as proposed on the Building E Site would result in the direct loss of 0.13-acre (944 feet) of an ephemeral drainage feature dominated by upland plant species that receives fresh water flow during all or a portion of the year. The drainage features qualifies as a Western Riverside County MSHCP riverine resource</p>	<p>MM 4.4-4 applies.</p>	<p>See Above</p>	<p>See Above</p>	<p>See Above</p>	<p>Less-than-Significant Impact</p>

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>and falls under the jurisdiction of the CDFW. No impact to riparian habitats, vernal pools, State or federal wetlands, waters of the United States, or other sensitive natural communities would occur.</p> <p>Threshold (g) for the Building D Site and the Building E Site: No Impact. Other than the Western Riverside County MSHCP and SKR HCP, which are addressed under Threshold (a), there are no other local policies or ordinances protecting biological resources that are applicable to resources present on the Project site. No impact would occur.</p>	<p>0, 0 and 0 apply.</p>	<p>See above.</p>	<p>See above.</p>	<p>See above.</p>	<p>No Impact</p>
<p>Cultural Resources</p>					
<p>Historic Resources: Thresholds (a) and (b) for the Building D Site and Building E Site: Less-than-Significant Impact. The Project as proposed on the Building D Site would not alter or destroy an historic site and would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, § 15064.5.</p>	<p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p>
<p>Archaeological Resources: Thresholds (a) and (b) for the Building D and Building E Site: Significant Direct and Cumulatively Considerable Impact. Five archaeological sites are located on the Project site, of which three would be fully impacted by the Project and two would be partially impacted by the Project. None of the five sites meet the definition of a significant historic resource listed in CEQA Guidelines § 15064.5. Therefore, the Project would not alter or destroy a unique archaeological site or cause a substantial adverse change in the significance of a known, unique archaeological resource. However, Project-related construction activities have the potential to unearth and adversely impact significant archaeological resources that may be buried beneath the ground surface</p>	<p>MM 4.5-1 (Applies to the Building D Site and the Building E Site) Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A Native American monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, and trenching. In conjunction with an Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition.</p>	<p>Developer/Permit Holder/ Riverside County-qualified approved archaeological monitor and a Native American representative from tribes that chose to participate./Project Applicant/ Riverside County Archaeologist</p>	<p>Riverside County Planning Department</p>	<p>Prior to the issuance of a grading permits</p>	<p>Less-than-Significant Impact</p>

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>and discovered during Project construction activities. Impacts would be significant on a direct and cumulatively considerable basis if discovered resources are determined to be significant and are not properly identified and treated.</p>	<p>MM 4.5-2 (Applies to the Building D Site) In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II)" and as a condition of the grading permit for the Building D Site (Planning Case No. 36950), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-8401 and CA-RIV-8402 shall be recovered and recorded by the Archaeological Monitor and Native American Monitors, and photo documentation of each site shall occur. The current Department of Parks and Recreation forms for the sites shall be updated by the Project Archaeologist, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in a Phase IV Monitoring Report (See Mitigation Measure MM 4.5-8).</p>	<p>Project Contractors</p>	<p>Riverside County Planning Department</p>	<p>Prior to construction activities.</p>	
	<p>MM 4.5-3 (Applies to the Building E Site) In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II)" and as a condition of the grading permit for the Building E Site (Planning Case No. 36962), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-1330H, CA-RIV-8901 and CA-RIV-11874 shall be recovered and recorded by the Archaeological Monitor and Native</p>	<p>Project Contractors</p>	<p>Riverside County Planning Department</p>	<p>Prior to construction activities.</p>	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>American Monitors, and photo documentation of each site shall occur. The current Department of Parks and Recreation forms for the sites shall be updated by the Project Archaeologist, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in a Phase IV Monitoring Report (See Mitigation Measure MM 4.5-8).</p> <p>MM 4.5-4 (Applies to the Building E Site) Prior to issuance of a grading permit for Planning Case No. 36962, the developer/permit applicant shall provide evidence to the County Archaeologist that the following notes have been provided on the Grading Plan: "Temporary fencing shall be provided for the protection of the off-site parcel located to the immediate west during any grading activities within 100 feet of the western property boundary. The fence shall be installed under the supervision of the County approved archaeologist and Native American monitors prior to commencement of grading or brushing and be removed only after grading operations have been completed. If a breach in the fence occurs, it shall be immediately repaired by on-site personnel and archaeological monitors shall be notified by the construction contractor within 24-hours to verify that the breach has been repaired and no impacts beyond the fence have resulted from the breach."</p> <p>MM 4.5-5 (Applies to the Building D Site and the Building E Site) Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed by the Archaeological Monitor and the Native American Monitors that addresses the details of all activities and provides procedures that must be followed in order to</p>	<p>Developer/Permit Applicant</p> <p>Project Developer / Permit Holder</p>	<p>County Archaeologist</p> <p>Riverside County Planning Department; Riverside County Archaeologist</p>	<p>Prior to issuance of a grading permit</p> <p>Prior to the issuance of a grading permit.</p>	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit who will assure that the Native American representatives have had adequate time to review and comment prior to finalization. These measures shall include, but shall not be limited to, the following:</p> <p>a) Archaeological Monitor: An adequate number of qualified archaeological and Native American monitors shall be present to ensure that all earth moving activities are observed; the monitors shall be on-site during all grading activities for areas to be monitored including any off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitors.</p> <p>b) Cultural Sensitivity Training: The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site.</p>				

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report</p> <p>c) Building D Site Controlled Grading: Several bedrock milling features at cultural sites CA-RIV-8401 and CA-RIV-8402 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist, in consultation with the Native American representatives, and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report (see Mitigation Measure MM 4.5-8).</p> <p>d) Building E Site Controlled Grading: Several bedrock milling features at cultural sites CA-RIV-8901, CA-RIV-1330/H and CA-RIV-11874 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist, in consultation with the Native American representatives, and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation, and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report (see Mitigation Measure MM 4.5-8).</p> <p>MM 4.5-6 (Applies to the Building D Site and the Building E Site) If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:</p> <p>a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the</p>	Developer/Permit Applicant/Tribal Monitor	Riverside County Planning Department; Riverside County Archaeologist	During Ground Disturbing Activities	

SUMMARY OF IMPACTS	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>applicant shall call the County Archaeologist immediately upon discovery of the cultural resource*. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery; avoidance, etc.) for the cultural resource.</p> <p>b) Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.</p> <p>*A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.</p> <p>** An archaeological monitor is required per Mitigation Measure MM 4.5-5; however, if not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.</p> <p>MM 4.5-7 (Applies to the Building D Site and the Building E Site) Prior to building final, provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project; such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and</p>	<p>Project Developer; Native American Monitor</p>	<p>Riverside County Planning Department; Riverside County Archaeologist</p>	<p>Prior to Building Final</p>	