

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



ITEM: 21.1
(ID # 13378)

MEETING DATE:

Tuesday, September 29, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2000006, ORDINANCE NO. 348.4943, AND PLOT PLAN NO. 200002 - Intent to Adopt a Mitigated Negative Declaration CEQ200006 - Applicant: Placentia Logistics, LLC. – Engineer/Representative: SDH Engineering – First Supervisorial District – North Perris Area – Mead Valley Area Plan: Community Development: Business Park (CD:BP) – Location: North of Placentia Avenue, West of Harvill Avenue, South of Rider Street, East of Patterson Avenue – 11.8 gross acres – Existing Zoning: Light-Agriculture One Acre Min. (A-1-1) and Rural Residential One Acre Min, (R-R-1), Manufacturing Service Commercial (M-SC) – REQUEST: CHANGE OF ZONE NO. 2000006 is a proposal to change the zoning of four (4) existing parcels located within the project site, comprising 3.9 acres, from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC). PLOT PLAN NO. 200002 is a proposal to construct a 255,685 square foot, concrete tilt up warehouse facility with a maximum height of 48'-3" for a tilt-up on 11.28 acres. Approximately 10,000 square feet of office space is proposed at ground level and on a mezzanine in the southerly corner of the building. APNs: 317-240-017, 317-240-019, 317-240-020, 317-240-021, 317-240-028, 317-240-029, 317-240-039, 317-240-041 District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ 200006**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 29, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

2. **APPROVE CHANGE OF ZONE NO. 2000006**, changing the zoning classification of four (4) existing parcels located within the project site, comprising 3.9 acres, from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC), based upon the findings and conclusions incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348.4943** amending the zoning in the North Perris Area shown on Change of Official Zoning Plan Amending Map No. 2.2453 Change of Zone No. 2000006 attached hereto and incorporated herein by reference; and
4. **APPROVE PLOT PLAN NO. 200002**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Change of Zone No. 2000006 proposes to amend the zoning of four (4) existing parcels within the project site, comprising 3.9 acres, from Rural Residential One Acre Minimum (R-R-1) and Light Agriculture One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan No. 200002 proposes a 255,685 square-foot industrial building, with a maximum height of 48'-3" on 11.28 acres. Approximately, 10,000 square feet of office space is proposed at ground level and on a mezzanine floor in the southern and central portion of the building. The project includes 163 parking stalls and 27 trailer parking stalls. The site is accessed by one (1) driveway from Harvill Avenue and two (2) driveways from Placentia Avenue. Truck access is proposed from Harvill Avenue through a right-turn only driveway.

The proposed application includes a development plan to construct a speculative concrete tilt-up industrial warehousing building. No use or tenant is proposed, however the Manufacturing Service Commercial zone allows for a variety of manufacturing, industrial, and commercial uses as permitted by the underlying zone classification, and as conditioned by the issued Conditions of Approval and Advisory Notification Document.

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

The Planning Commission considered the project during a regularly scheduled public hearing on September 2nd, 2020. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the project by a vote of 5-0.

The project site is located within the Mead Valley Area Plan which describes an area west of the Interstate 215 Freeway as a major employment center, which may include a mixture of industrial, office, business park, and commercial uses. Additionally, the technology centers, corporate offices, and clean industry. The project site is located on the northwest corner of Harvill Avenue and Placentia Avenue.


An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project per the California Environmental Quality Act (CEQA). The resulting study identified potentially significant impacts concerning Air Quality, Archaeological Resources, Airports, Biological Resources, Paleontological Resources, and Mandatory Findings of Significance. However, with the incorporation of mitigation measures, the impacts were reduced to less than significant. The IS and MND represent the independent judgment of the County of Riverside. The comment period of the Mitigated Negative Declaration was from June 30, 2020, to July 20, 2020. On June 18, 2020, the applicant received feedback on the environmental document from the Golden State Environmental Justice Alliance (GSEJA). On July 24, 2020, GSEJA withdrew its comment letter. No other comments were received on the Mitigated Negative Declaration.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Planning Commission Memo**
- C. Planning Commission Staff Report**
- D. Plot Plan Exhibits**
- E. Change of Zone Exhibits**
- F. Ordinance No. 348.4943**
- G. AB52 Consultation Summary**



Jason Farin, Principal Management Analyst 9/23/2020

ORDINANCE NO. 348.4943

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the North Perris Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No. 2.2453, Change of Zone Case No. 2000006" which map is made a part of this ordinance.

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

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

By: 
Chairman, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: 

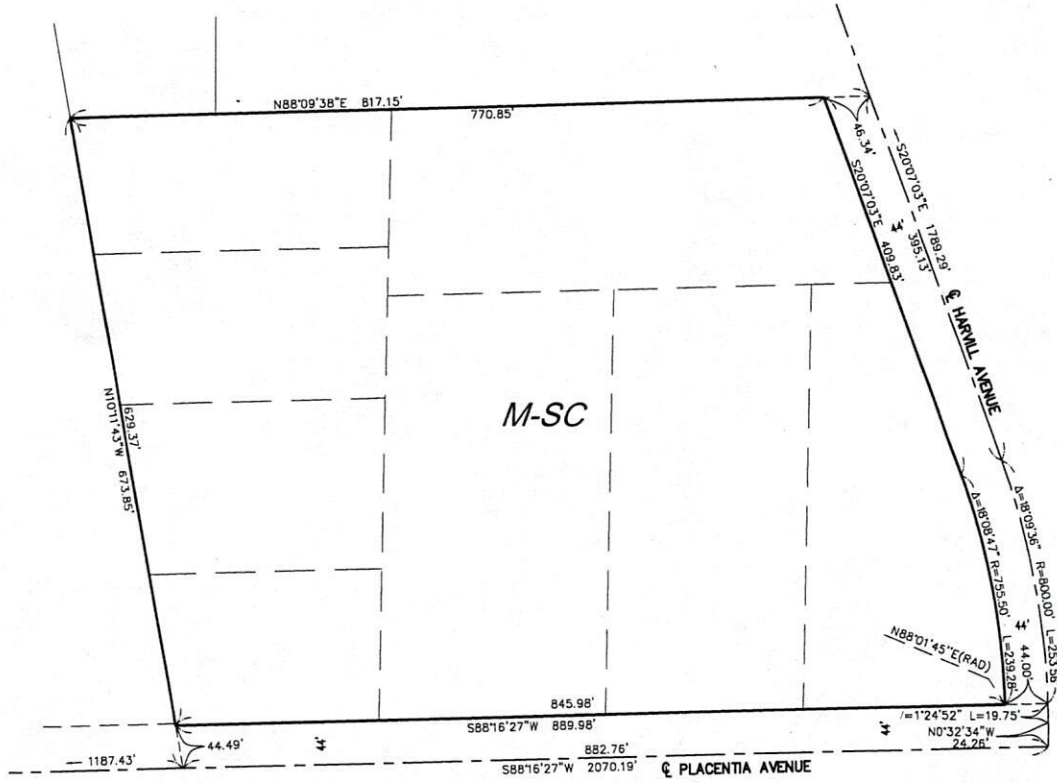
(SEAL)

APPROVED AS TO FORM
September 19, 2020

By: 

LEILA J. MOSHREF-DANESH
Deputy County Counsel

NORTH PERRIS AREA
 SEC. 13, T. 4 S., R. 4 W. S.B.M.



M-SC MANUFACTURING-SERVICE COMMERCIAL

MAP NO. 2.2453
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 2000006
 ADOPTED BY ORDINANCE NO. 348.4943

DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN(S): 317-240-028, 317-240-029,
 317-240-039, 017-240-041, 317-240-017,
 317-240-019, 017-240-020, 317-240-021



NORTH PERRIS AREA
 SEC. 13, T. 4 S., R. 4 W. S.B.M.



M-SC MANUFACTURING-SERVICE COMMERCIAL

MAP NO. 2.2453
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 2000006
 ADOPTED BY ORDINANCE NO. 348.4943

DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN(S): 317-240-028, 317-240-029,
 317-240-038, 017-240-041, 317-240-017,
 317-240-019, 017-240-020, 317-240-021





**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 2, 2020**

I. AGENDA ITEM 4.1

TENTATIVE TRACT MAP NO. 36288 MINOR CHANGE NO. 1 – No New Environmental Document Required – EA41176 – Applicant/Owner: Meadow Vista Holdings, LLC – Engineer Representative: Pangaea Land Consultants, Inc. – Third Supervisorial District – Highway 79 Policy Area – Harvest Valley/Winchester Area Plan – Land Use Designation: Public Facilities (PF) – Location: Northerly of Domenigoni Parkway, easterly of La Ventana Road, westerly of Leon Road, southerly of Winchester Hills Drive – Zoning: Winchester Hills Specific Plan (SP293, Area 19).

II. PROJECT DESCRIPTION:

A modification to approved Tentative Tract Map No. 36288 to modify internal streets within the subdivision from private to public streets. As a result of this modification the right of way width will increase from 50 feet to 56 feet to meet the current County of Riverside Ordinance No. 461 Standard No. 105 for Local Streets. The result of changing from private to public streets will require the adjustment of right-of-ways, centerlines, lot lines, and selected pad elevations. The number of lots will remain as originally approved, 72 residential lots and two (2) lots for water quality basins, and the minimum lot size will continue to be met. The map remains as a Schedule "A" subdivision and is comprised of 10 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

David Jacinto, Applicant, davejacinto@gmail.com.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Sanchez

By a vote of 5-0

FOUND that No New Environmental Document is Required; and,

APPROVED Tentative Tract Map No. 36288 Minor Change No. 1; and, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 2, 2020**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 200008 – No New Environmental Document Required – CEQ200030 – Applicant: Tom Gregg (Platinum Collision Center) – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southerly of Thompson Road, easterly of Winchester Road, and westerly of Leon Road – 14.06 gross acres – Zoning: Specific Plan No. 106 (Dutch Village).

II. PROJECT DESCRIPTION:

The proposal is a request to allow for the operation of a 22,365 sq. ft. collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 sq. ft. facility includes approximately 2,780 sq. ft. of office space and approximately 19,585 sq. ft. of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately 10 feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Jim Roachelle, Applicant's Representative, jim@ejrgroup.com

Tom Gregg, Applicant's Representative, tom@platinumccs.com

Eric Frickle, Applicant's Representative, broker@ericfrickle.com

Spoke in opposition:

Raji Morcos, Interested Party, rfam.heliopolist@gmail.com

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Shaffer

By a vote of 5-0

FOUND that No New Environmental Document is Required; and,

APPROVED Conditional Use Permit No. 200008, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 2, 2020**

I. AGENDA ITEM 4.3

PLOT PLAN NO. 190008 – Intent to Certify an Environmental Impact Report – CEQ190017 – Applicant: Barker Logistics, LLC – Engineer/Representative: SDH Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Walnut Street – 29.71 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P).

II. PROJECT DESCRIPTION:

The Plot Plan is a proposal for the construction and operation of a total of 683,000 sq. ft. warehouse/distribution/manufacturing development on 30.19-acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Grant Ross, Applicant's Representative, gross@orbisREP.com

Charlene So, Applicant's Representative, cso@urbanxroads.com

John Shardlow, Applicant's Representative, jonathan.shardlow@greshamsavage.com

Angel Centeno, Applicant's Representative, angel@hparchs.com

Haseeb Qureshi, Applicant's Representative, hqureshi@urbanxroads.com

Andy Wiyanto, Applicant's Representative, awiyanto@hparchs.com

Juan Serrato, Interested Party, jserrato@lcof.net

Jayson Baiz, Interested Party, jbaiz@lcof.net

Bill Quisenberry, Interested Party, billq@lcof.net

Alex Zamora, Interested Party, azamora@lcof.net

Hashish Winstead, Interested Party, hwinstead@thegrove.com

Rosa Chappell, Interested Party, rchappell@jgf4seniors.org

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Leonard

By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2020-011 Certifying the Environmental Impact Report (EIR); and,

APPROVED Plot Plan No. 190008, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 2, 2020**

I. AGENDA ITEM 4.4

CHANGE OF ZONE NO. 2000006 and PLOT PLAN NO. 200002 – Intent to Adopt a Mitigated Negative Declaration – CEQ200006 – Applicant: Placentia Logistics, LLC – Engineer/Representative: SDH Engineering – First Supervisorial District – North Perris Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Avenue, westerly of Harvill Avenue, southerly of Rider Street, and easterly of Patterson Avenue – 11.8 gross acres – Existing Zoning: Light-Agriculture One Acre Min. (A-1-1) – Rural Residential – One Acre Min (R-R-1) – Manufacturing Service Commercial (M-SC) – Proposed Zoning: Manufacturing Service Commercial (M-SC).

II. PROJECT DESCRIPTION:

: **Change of Zone No. 2000006** is a proposal to change the zoning to four (4) existing parcels located within the project site, comprising 3.9 acres, from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan No. 200002** is a proposal to construct a 255,685 sq. ft., concrete tilt up building with a maximum height of 48'3" for a tilt-up warehousing facility on 11.28 acres. Approximately 10,000 sq. ft. of office space is proposed at ground level and on a mezzanine in the southerly corner of the building.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

Spoke in favor:

Grant Ross, Applicant's Representative, gross@orbisREP.com

Juan Serrato, Interested Party, jserrato@lcof.net

Jayson Baiz, Interested Party, jbaiz@lcof.net

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Leonard

By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ200006; and,

TENTATIVELY Approve Change of Zone No. 2000006; and,

APPROVED Plot Plan No. 200002, subject to the conditions of approval.



*Charissa Leach, P.E.
Assistant TLMA Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: September 2, 2020
TO: Planning Commission
FROM: Rob Gonzalez, Project Planner
RE: Item 4.4 – Support Letter

Since completion of the staff report package, staff received the attached letter in support of the project for consideration by the Commission.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Dear; County of Riverside Planning Commission

I would like to thank the planning commission and staff for their commitment to the County of Riverside. The County of Riverside staff has been working diligently for the process of moving forward with the Change of Zone No. 2000006 and Plot Plan No. 200002, Thank You. I am a third generation Laborer's International Union of North America (LiUNA) member and my fourth generation laborer son Rod would love to work on this project. Your commitment to said project will assist the LiUNA journeyman and apprentices to gain hours worked towards their medical and retirement plans. With the COVID19 pandemic hurting all workers in all communities, the hours worked will help secure the LiUNA members and the County of Riverside community members to more self-reliant with medical services. I fully support this project for my union brothers and community.

Sincerely,

Richard Licerio



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4 . 4

Planning Commission Hearing: September 2, 2020

PROPOSED PROJECT

| | | | |
|------------------------------|--|----------------------------------|--|
| Case Number(s): | CZ2000006, PPT200002 | Applicant(s): | |
| EA No.: | CEQ200006 | Placentia Logistics, LLC. | |
| Area Plan: | Mead Valley | Representative(s): | |
| Zoning Area/District: | North Perris Area | Grant Ross | |
| Supervisory District: | First District | | |
| Project Planner: | Rob Gonzalez | | |
| Project APN(s): | 317-240-017, 317-240-019, 317-240-020, 317-240-021, 317-240-041, 317-240-028, 317-240-029, 317-240-039, | | |



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2000006 is a proposal to change the zoning to four (4) existing parcels located within the project site, comprising 3.9 acres, from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC).

PLOT PLAN NO. 200002 is a proposal to construct a 255,685 square foot, concrete tilt up building with a maximum height of 48'-3" for a tilt-up warehousing facility on 11.28 acres. Approximately 10,000 square feet of office space is proposed at ground level and on a mezzanine in the southerly corner of the building. In addition, a gated truck and dock area is proposed along the east and west area of the site that would provide access to thirty-three (33) loading docks on the northerly side of the building. A total of 163 parking stalls, and 27 trailer parking stalls are proposed.

The project site is located north of Placentia Avenue, west of Harvill Avenue, east of Patterson Avenue, and south of Rider Street.

The above is hereinafter referred to as "The Project" or "Project."

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ200006**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000006, to amend the zoning classification for the subject property from Rural Residential, One Acre Minimum (R-R-1) and Light Agriculture, One Acre Minimum (A-1-1) to Manufacturing-Service Commercial (M-SC) based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors.

APPROVE PLOT PLAN NO. 200002, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

| PROJECT DATA | |
|---|--|
| Land Use and Zoning: | |
| Specific Plan: | "A" STREET #100 |
| Specific Plan Land Use: | N/A |
| Existing General Plan Foundation Component: | Business Plan (BP) |
| Proposed General Plan Foundation Component: | Community Development |
| Existing General Plan Land Use Designation: | Business Plan (BP) |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | N/A |
| Surrounding General Plan Land Uses | |
| North: | Business Plan (BP) |
| East: | Light Industrial (LI) |
| South: | Business Park (BP), Rural Community – Very Low Density Residential (RC: VLDR) |
| West: | Business Park (BP) |
| Existing Zoning Classification: | Light Agricultural, One Acre Min. (A-1-1), Rural Residential, One Acre Min. (R-R-1), Manufacturing - Service Commercial (M-SC) |
| Proposed Zoning Classification: | Manufacturing - Service Commercial (M-SC Zone) |
| Surrounding Zoning Classifications | |
| North: | Manufacturing - Service Commercial (M-SC) |
| East: | Manufacturing - Service Commercial (M-SC) |
| South: | Rural Residential, One Acre Min. (R-R-1), Manufacturing - Service Commercial (M-SC) |
| West: | Industrial Park (I-P) |
| Existing Use: | Vacant Land, Single Family Residences |
| Surrounding Uses | |
| North: | Industrial Building |
| East: | Industrial Building |

South: Vacant Land
 West: Vacant Land

Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--------------|---------------------------------------|
| Project Site (Acres): | 11.28 | N/A |
| Proposed Building Area (SQFT): | 255,685 | N/A |
| Floor Area Ratio: | 0.52 | 0.25-0.60 FAR |
| Building Height (FT): | 48'-3" | 50' |

Parking:

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i> | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|----------------------|------------------------|------------------------|
| Warehousing | 245,685 | 1/2000 SF | 123 | |
| Office | 10,000 | 1/250 SF | 40 | |
| TOTAL: | | | 163 | 179 |

Located Within:

| | |
|--|---------------------------------------|
| City's Sphere of Influence: | Yes – City of Perris |
| Community Service Area ("CSA"): | Yes – CSA 152 |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – Low |
| Subsidence Area: | Yes – Susceptible |
| Fault Zone: | No |
| Fire Zone: | No |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B |
| WRMESHCP Criteria Cell: | No |
| CVMSHCP Conservation Boundary: | No |
| Stephens Kangaroo Rat ("SKR") Fee Area: | Yes – Within The SKR Fee Area |
| Airport Influence Area ("AIA"): | Yes – March Air Reserve Base, Zone C2 |

PROJECT LOCATION MAP



Figure 1. Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The applicant Placentia Logistics, LLC. submitted Change of Zone No. 2000006, and Plot Plan No. 200002 on February 4, 2020.

Site Characteristics:

The project site consists of a rectangular shaped, approximately 11.28-acre project site located in unincorporated Riverside County, near the City of Perris. The existing undeveloped site features four rural residential properties on the western half and vacant land in the eastern half. The site is bound by industrial uses to the north, Harvill Avenue to the east, Placentia Avenue to the south, and vacant land with planned industrial development to the west. The project site takes access from Harvill Avenue to the east and Placentia Street to the south. The project site is regionally accessed from the I-215/ Cajalco Expressway interchange. The site is relatively flat and will be graded according to the attached preliminary grading plan.

Current Project Characteristics

The Project proposes the construction of a 255,685 square foot, single-story concrete tilt-up building with a maximum height of forty-eight feet and three inches (48'-3") for warehousing. Approximately 10,000 square feet of office space will be proposed at ground level and on a mezzanine on the southeast corner and south of the building. In addition, gated truck access is proposed along with the eastern and western

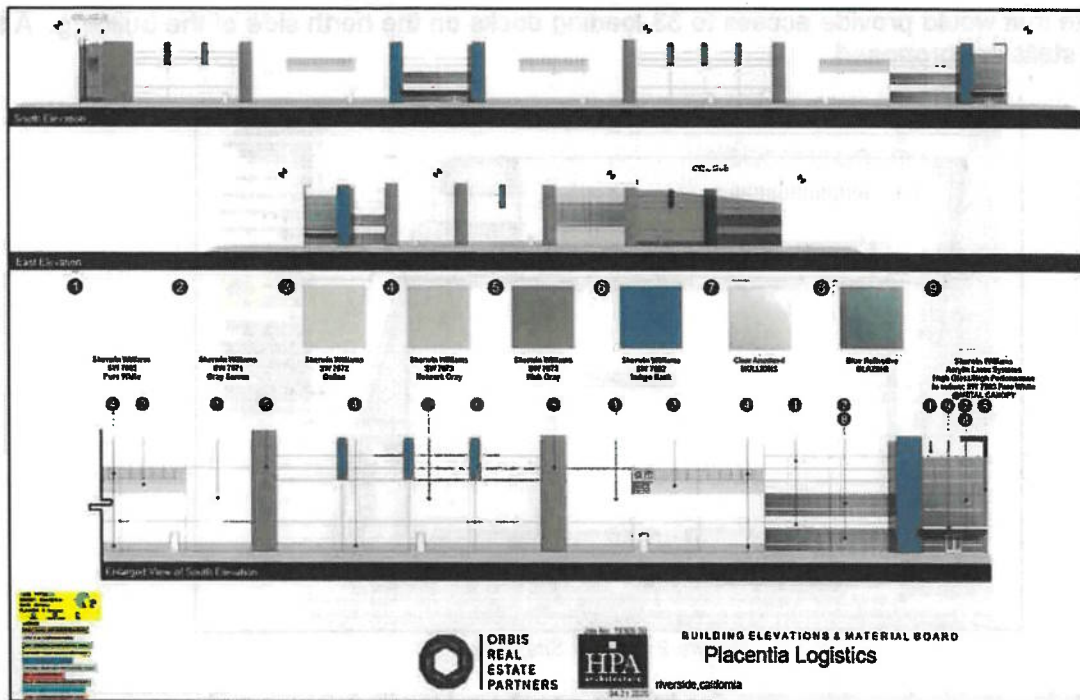


Figure 3. Color Exterior Elevations

Landscaping

The proposed project would include approximately 60,127 square feet of landscaping. Landscaping would be planted along with the southern setback from Rider Street, along the eastern border of the site along Harvill Avenue, and a southern portion along Placentia Avenue. Also, landscaping would be installed in the parking areas, along the sides of the proposed building, and along the west and northern property line.

The types of trees that would be installed include: 24" Box Size California Sycamore (*Plantanus Racemosa*), Assorted Specimen Size Trees (*Cinnamomum Camphora*, *Camphor Tree*), 36" Box Size Desert Museum and Blue Palo Verde Trees, 24" Watermelon Red and Crape Myrtle, 24" Box Size African Sumac, 15 Gallon Size Australian Willow, 15 Gallon Size Fern Pine (*Podocarpus Gracillior*), 15 Gallon Bottle Tree (*Brachychiton Populneus*), 36" Box Size Coast Live Oak (*Quercus Agrifolia*), 24 Gallon Mondell Pine (*Pinus Eldarica*), 24" Box Size California Sycamore (*Plantanus Racemosa*)

Drainage Facilities

The proposed development will feature drainage facilities that will include a lined Bioretention basin for volumetric pollutant control. The site will discharge directly to Master Drainage Plan (MDP) Lateral H-11. The project includes the installation of a bioretention basin to provide 13,203 square feet of treatment area at a finished grade elevation of 1,507.60 feet. The media layers will include a 24-inch engineered soil media layer by a 12-inch gravel layer. A flat, perforated 6-inch diameter PVC underdrain will be aligned along the bottom of the 12-inch gravel layer and will tie into a proposed 3-foot diameter riser standpipe. A 3.25-inch diameter orifice plate will be placed over the underdrain at the underdrain and riser interface at the riser invert for low flow control. At six inches above the basin finished grade elevation, a 3.75-inch diameter orifice will be provided to bypass flows above the maximum allowable basin surface ponding per

WQMP standards. The riser rim elevation will be 20 inches above the invert of the 3.75-inch diameter orifice for the conveyance of high flows. The riser structure will directly tie into MPD Lateral H-11 via an 18-inch diameter RCP.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ200006 identified potentially significant impacts in regards to Air Quality, Archaeological Resources, Airports, Biological Resources, Paleontological Resources, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105. The Comment period for the Mitigated Negative Declaration was from June 30, 2020 to July 20, 2020. On June 18, 2020 the applicant received feedback on the environmental document from Golden State Environmental Justice Alliance (GSEJA). On July 24, 2020, GSEJA withdrew its comment letter. No other comments were received on the Mitigated Negative Declaration.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 20% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure will be implemented by the conditions of approval once a specific tenant is identified and more specific energy demand calculations can be calculated based on that specific tenant to determine the amount of renewable energy generation that is necessary. This is anticipated to be accommodated via rooftop mounted solar panels.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Business Park (CD: BP) with a FAR of 0.25 - 0.60. The Project is consistent with the Community Development: Business Park (CD:BP) land use designation and other aspects of the General Plan, including the Mead Valley Area Plan, since the Project proposes a building that could accommodate employee-intensive uses, including industrial, manufacturing, research and development, technology centers, corporate and support office uses, and/or clean industry that are described as anticipated uses within the Business Park land use designation in the General Plan. In addition, the 255,685 square foot structure has a FAR of 0.52 which falls within the allowable FAR range of 0.25 – 0.60.
2. With the proposed Change of Zone No. 2000006, the project site will uniformly have a Zoning Classification of Manufacturing Service Commercial (M-SC). Industrial uses allowed in Section 11.2 of Ordinance No. 348 subject to Plot Plan approval include but are not limited to warehousing and other uses that would be anticipated within a building like the one proposed. The proposed Project is

for the development of a warehousing use with supporting office uses which complies with permitted uses subject to Plot Plan approval as stated in the M-SC zoning classification.

3. The proposed use, a 255,685 square foot warehousing building is compliant with Ordinance No. 348 and is allowed within the M-SC Zoning Classification, subject to Plot Plan approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Entitlement Findings:

Change of Zone

The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

Change of Zone No. 2000006 is a proposal to change the project site's Zoning Classification from Light Agricultural, One Acre Minimum (A-1-1), and Rural Residential, One Acre Minimum (R-R-1) to Manufacturing - Service Commercial (M-SC) and is subject to the following findings:

The proposed Change of Zone to Manufacturing – Service Commercial (M-SC) would allow generally for a variety of employee-intensive uses, including industrial, manufacturing, research and development, technology centers, corporate and support office uses, and/or clean industry that are described as anticipated uses within the Business Park land use designation in the General Plan. This proposed M-SC zone is therefore consistent with the existing General Plan Land Use Designation of Community Development: Business Park (CD:BP).

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Business Park in the Riverside County General Plan. The Plot Plan proposes the construction of a building designed to be used for warehouse, distribution, and/or manufacturing purposes. These general uses are consistent with the Business Park land use designation of the General Plan since industrial and manufacturing uses are specifically listed as anticipated uses for each of these designations in the General Plan Policy LU 30.1. The proposed Project, a warehousing use is considered an allowable use with the approval of a Plot Plan in the M-SC zoning classification in that it falls within the category of warehousing and distribution. The project is located within the Street A Specific Plan (Specific Plan No. 100). Although it is located within this Specific Plan, this Specific Plan contains no requirements or other criteria to comply with, so the project is consistent with this Specific Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project site is consistent with Ordinance No. 348 in terms of development standards for property located in the Manufacturing Service Commercial (M-SC) zoning classification as detailed further following this section. The proposed Project will not result in the development of a use that would generate unacceptable levels of noise or air pollution as stated in the Noise Study and Air Quality Report prepared for the Project nor will result in any significant environmental impacts

as analyzed in the Mitigated Negative Declaration. Implementation of specific conditions of approval requires that during construction equipment be fixed and mobile, with properly operating maintained mufflers and that equipment staging area be located far from sensitive receptors to reduce noise impacts associated with Project construction. Additionally, the applicant shall resurface at a minimum the half width frontage of Harvill Avenue and fully improve Placentia Street (including curb and gutter on both sides) in cooperation with their sister project (PPT190008) immediately to the west, from Harvill to Patterson. Furthermore, through compliance with the California Building Code, Riverside County Ordinance No. 787, and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project site is located within the Mead Valley Area Plan which describes this area west of Interstate 215 as a major employment center, which may include a mixture of industrial, office, business park and commercial uses. Additionally, the Project site's land use designation is Business Park, which encourages research and development, technology centers, corporate offices and clean industry. The proposed Project with access on Harvill Avenue to Interstate 215 conforms to the present and future logical development of the land and is compatible with the surrounding areas, which includes primarily commercial and industrial uses. Additionally, the proposed Project would not inhibit development of surrounding areas.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will include improvements to Harvill Avenue and Placentia Street. These improvements include, paving a portion of Harvill Avenue to be conveyed for public use, continuation of existing curb and gutters, new driveway, sidewalks and drainage devices, including sewer and water laterals within the dedicated right-of-way shall be constructed on Placentia Street. Additionally, new driveways parkways, sidewalks, and landscaping will be provided within Harvill Avenue and Placentia Street. Given that the Project is located within the limits of the Perris Valley Area Drainage Plan (ADP) the construction of downstream ADP facilities may be required. The Project shall prevent for the adverse impacts of increase runoff that will be generated by this development. Lastly, the applicant is proposing a detention basin and outlet structure that will be provided on site and be capable of passing the 100-year storm without damage to the facility.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) zone as detailed in the following Development Standards Findings section. The Plot Plan proposes an industrial building with uses anticipated to include warehouse, distribution, and manufacturing. The Manufacturing – Service Commercial (M-SC) zone allows specifically for warehouse, distribution, and manufacturing as well as for other various industrial uses with the approval of a plot plan.
6. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project will result in the construction of one structure on so this requirement is not applicable. Furthermore, the multiple parcels that currently exist will be required to be merged prior to building permit issuance.

Development Standards Findings:

1. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) zone as detailed below.

A. *Lot Size.* The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. No subdivision is proposed at this time that would create parcels smaller than what currently exists. The site consists currently of eight (8) parcels that range from 0.90 acres to 2.31 acres. The project has been conditioned to incorporate a parcel merger since the proposed industrial building spans the site and that merged approximately 11.28 acre parcel will more than meet the 10,000 square foot minimum lot size.

B. **Setbacks.**

1. *Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.* The project site does not adjoin a lot with the abovementioned zoning classifications. This provision does not apply.
2. *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.* This project site adjoins lots with I-P and M-SC zoning classifications, and this proposed project is compliant with this provision.
3. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.* This project adjoins a Harvill Avenue on the easterly lot line and Placentia Street on the southerly lot line. The project is compliant with this provision as the proposed industrial building has a setback of 70 feet from Placentia Avenue, and a 25 foot setback from Harvill Avenue. A minimum setback of 25 feet is required.
4. *Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.* The proposed project is compliant with this provision as the setbacks are only used for driveways, automobile parking, or landscaping. No loading docks are proposed within the setback areas.

C. **Height Requirements.** The height of structures, including buildings, shall be as follows:

1. *Structures shall not exceed 40 feet at the yard setback line.* No structures are proposed at the applicable yard setback lines. This provision does not apply for the project.
2. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance.* The proposed industrial building has a height of 48 feet, 3 inches, and is compliant with the height provision.

3. *Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of this ordinance.* This provision does not apply for the project
4. *Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance.* This provision does not apply for the project

D. *Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.* The project does not adjoin any parcel specifically zoned for residential zone use. The project incorporates 8 foot high tubular steel fence and landscaping along the westerly lot and northerly lot line. A 14 foot screening wall is proposed on the northerly lot line to screen loading bay areas from Harvill Avenue. 14 foot concrete tilt-up panel walls and a 8 foot tubular steel fence are proposed on the south side to partition the rear trucking bay area. The landscaping includes shrubs, ground cover, and secondary parking lot trees (Australian Willow, *Geijera Parviflora*) as shown on the conceptual landscaping plan.

E. Landscaping.

1. *A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.* The Project incorporates a total of 60,127 square feet, this is 12.2% of the site proposed for development therefore the project is compliant with landscaping requirements.
2. *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.* The Project incorporates landscaping adjacent to street right-of-way lines with a minimum width of 10 feet and provide landscaping that includes ground cover and shrubs as shown on the proposed conceptual landscaping plan.
3. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, RT, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.* The Project is compliant with this provision. The project site is separated by Placentia Avenue from an R-R-1 zoned lot. The Project incorporates landscaping to screen and buffer from the lot located on Placentia Avenue. The frontage to Placentia Avenue includes a 20 foot strip of evergreen screen trees, shrub, and layered drought tolerant ground cover, therefore the project is compliant with this provision.

F. *Parking Areas. Parking areas shall be provided as required by Section 18.12. of this ordinance.* Parking areas are located along the east, south, and west elevations of the proposed industrial building. Standard and trailer parking is located at the rear of the building. The project is parked per zoning development requirements. The project is required to provide 163 parking stalls, and it provides 163 standard parking stalls, 6 accessible parking stalls, and 10 clean air/ vanpool/ electrical vehicle stalls.

- G. *Trash Collection Areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. Trash collection areas are screened by landscaping or architectural features. A trash enclosure is located on the westerly lot line.
- H. *Outside Storage and Service Areas.* Outside storage and service areas shall be screened by structures or landscaping. No outside storage is proposed with the Project. If future tenants desire to incorporate outside storage it will be required to be adequately screened consistent with the M-SC development standards.
- I. *Utilities.* Utilities shall be installed underground except electrical lines rated at 33kV or greater. The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- J. *Mechanical Equipment.* Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. No specific tenant is proposed at this time and therefore no specific equipment is proposed. However, any future tenants would be required to comply with the development standards of the M-SC zones and would be subject to this requirement to have any manufacturing equipment enclosed in a building. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
- K. *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

Other Findings:

1. The project site is located within the City of Perris Sphere of Influence. This project was provided to the City of Perris for review and comment. No comments were received either in favor or opposition of the project.
2. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on May 14, 2020 where it was determined that the proposed Project was Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to recommended conditions of approval. Those recommended conditions of approval have been incorporated into the Advisory Notification Document (AND).
3. On June 23, 2020, AB 52 consultation notification was sent to the Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians, Colorado River Indian Tribes, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseno Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Twenty-Nine Palms Band of Mission Indians. Within 30 days of

initiation, the following tribes responded with a request for consultation and to participate in the environmental review process: Pala (Responded 6/24/2020), Pechanga (Responded 6/23/2020), Rincon (Responded 6/24/2020), Soboba (Responded 6/23/2020). AB52 consultation efforts are ongoing and will conclude prior to project approval and adoption of the Mitigated Negative Declaration (MND).

4. The project site is located within Zone 'B' of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone 'B' and as provided in Advisory Notification Document (AND)
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee. Therefore, instead of onsite mitigation, payment of the fee will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is not located within a Fire Hazard Severity Zone or a Cal Fire State Responsibility Area ("SRA"). Conditions of approval were placed on the subdivision requiring compliance with Ordinance No. 787.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

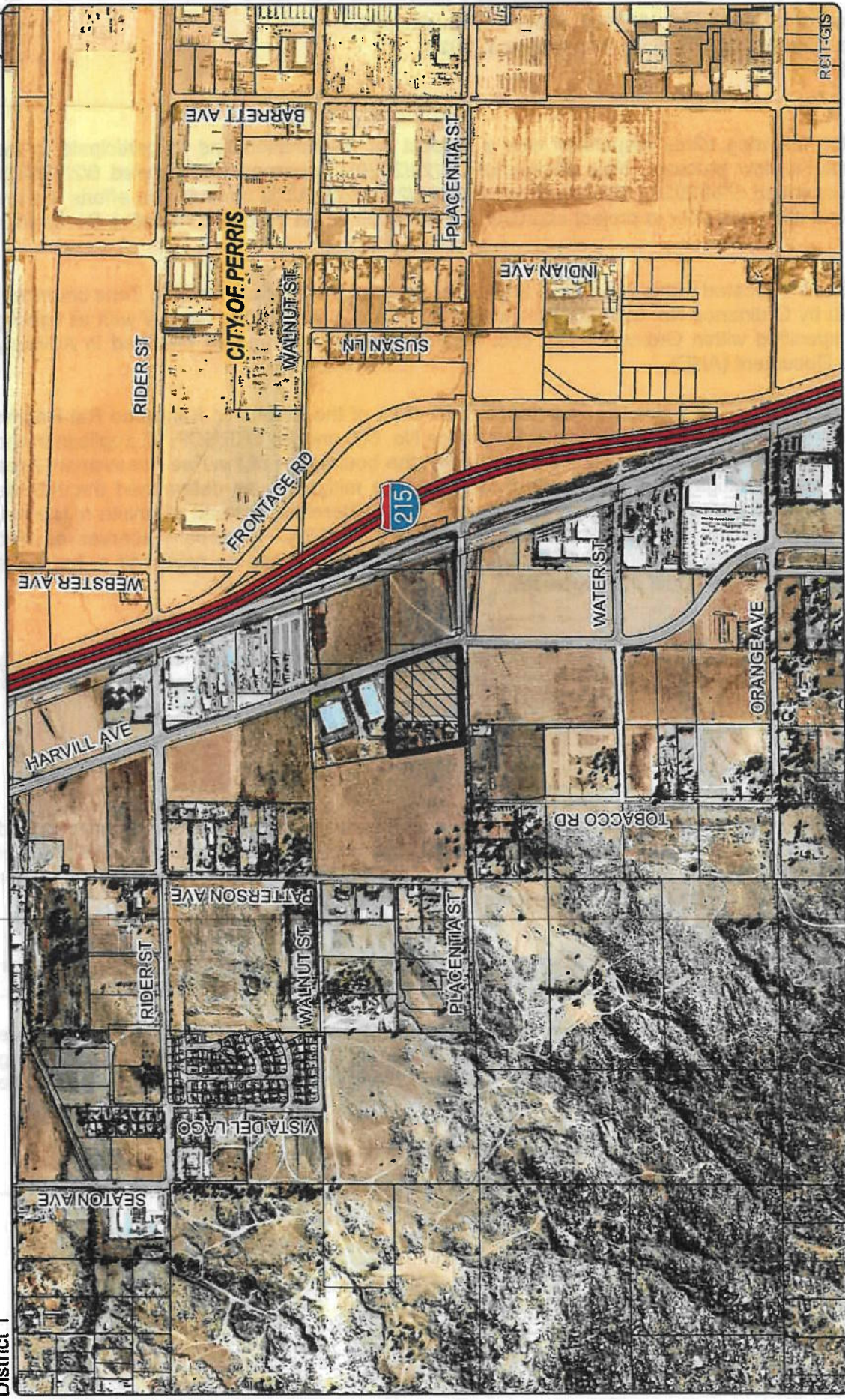
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from indicating support/opposition to the proposed project.

This project was presented before the Mead Valley MAC group on November 6, 2019.

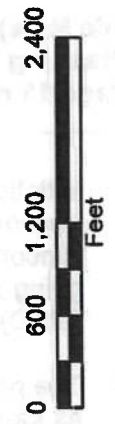
RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT200002
VICINITY/POLICY AREAS

Date Drawn: 06/25/2020
Vicinity Map

Supervisor: Jeffries
District 1



Author: Vinnie Nguyen



Zoning Area: North Perris

REGULATIONS: On October 7, 2002, the County of Riverside adopted a new General Ordinance that revised the zoning regulations for unincorporated Riverside County parcels. The new Ordinance Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Public Works at (951)933-3377 (Ext:300) or Website: <http://www.riversideca.gov>

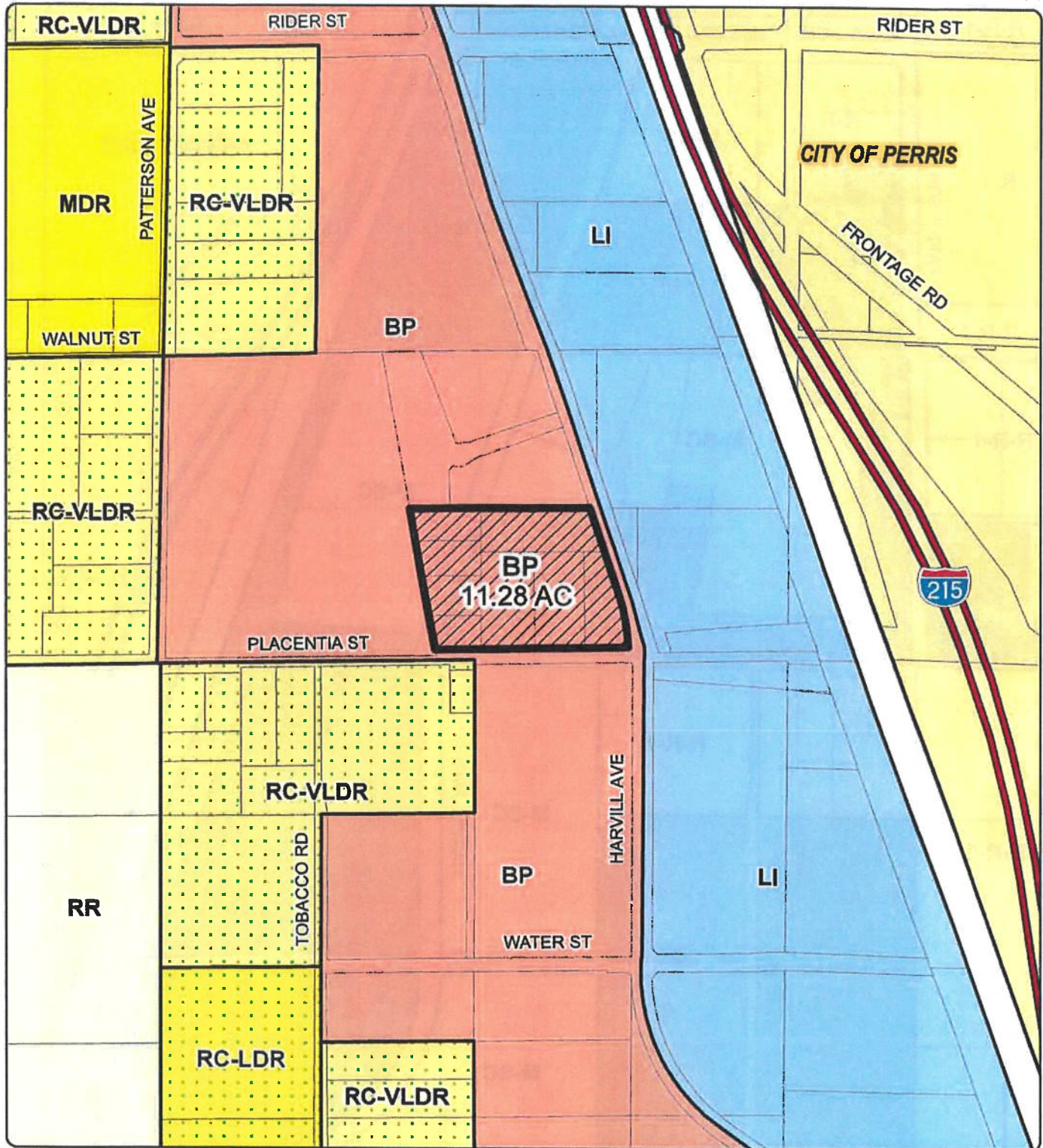
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT200002

EXISTING GENERAL PLAN

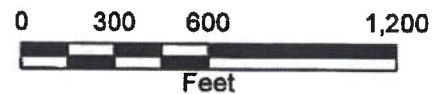
Supervisor: Jeffries
District 1

Date Drawn: 06/25/2020
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



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

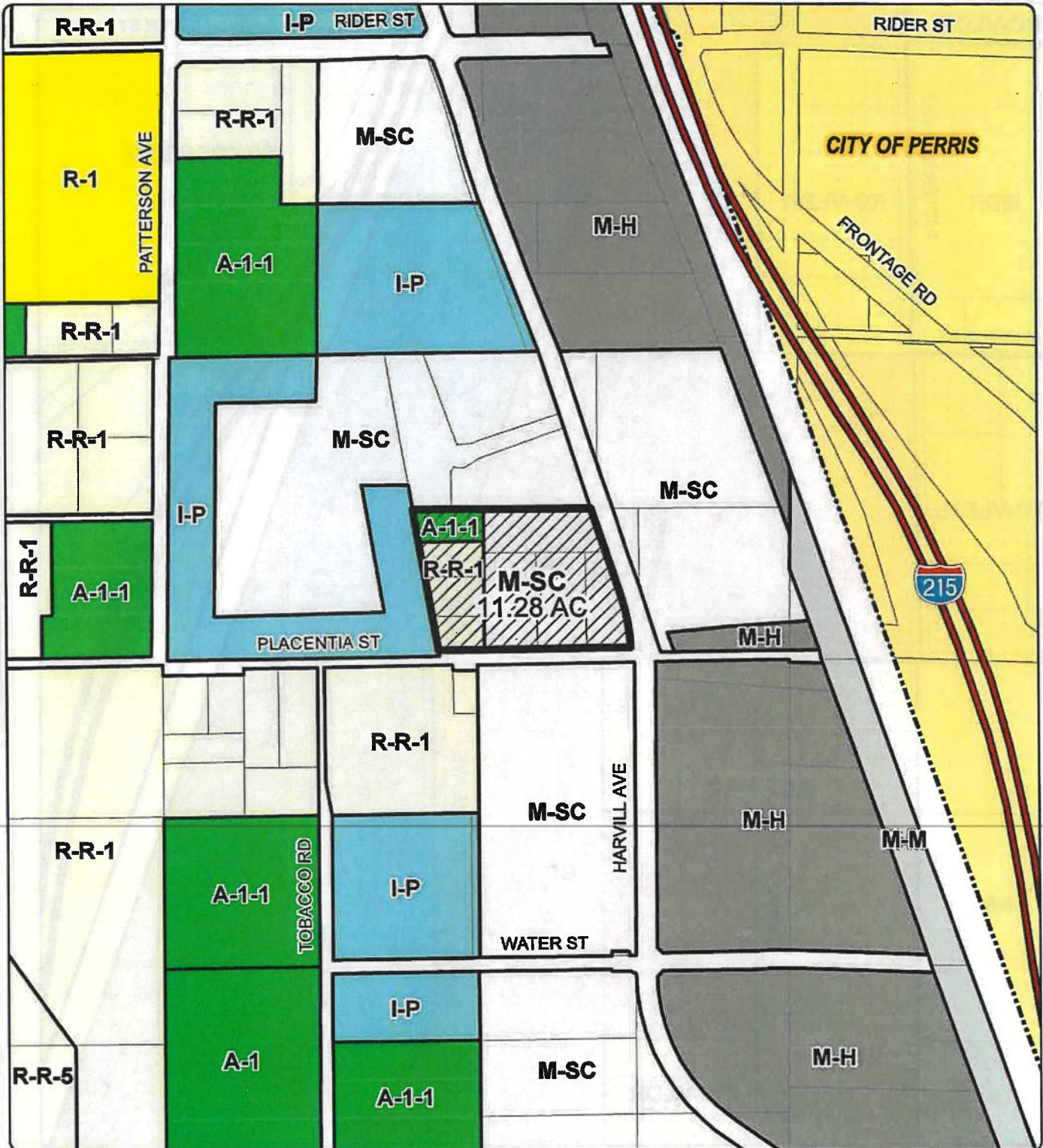
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT200002

EXISTING ZONING

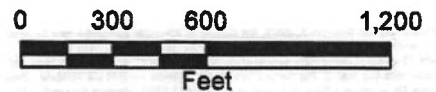
Supervisor: Jeffries
District 1

Date Drawn: 06/25/2020
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-6277 (Eastern County) or Website <http://planning.rctdima.org>

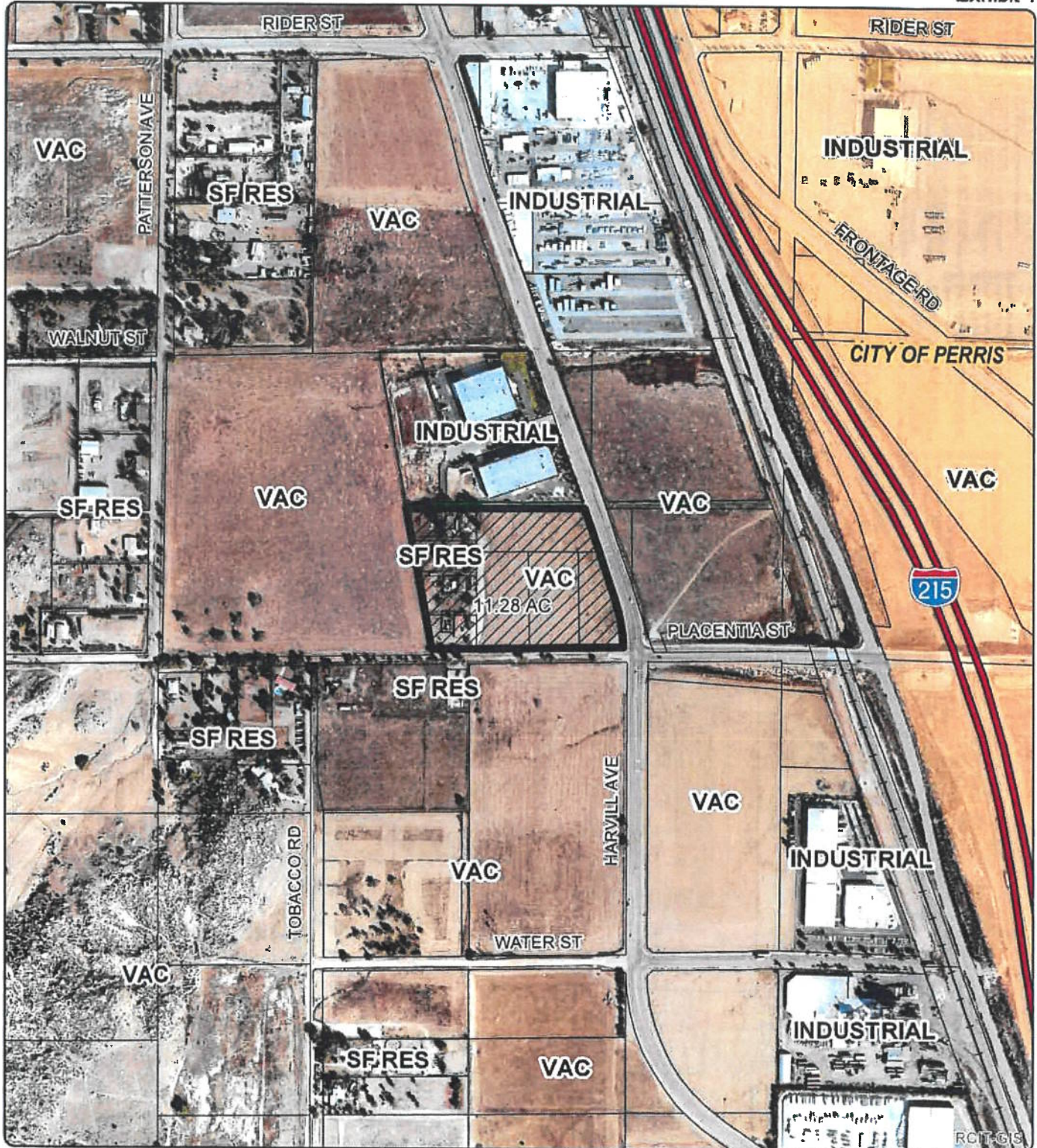
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT200002

LAND USE

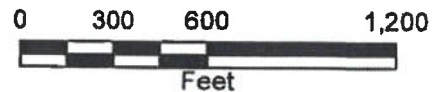
Supervisor: Jeffries
District 1

Date Drawn: 06/25/2020
Exhibit 1



Zoning Area: North Perris

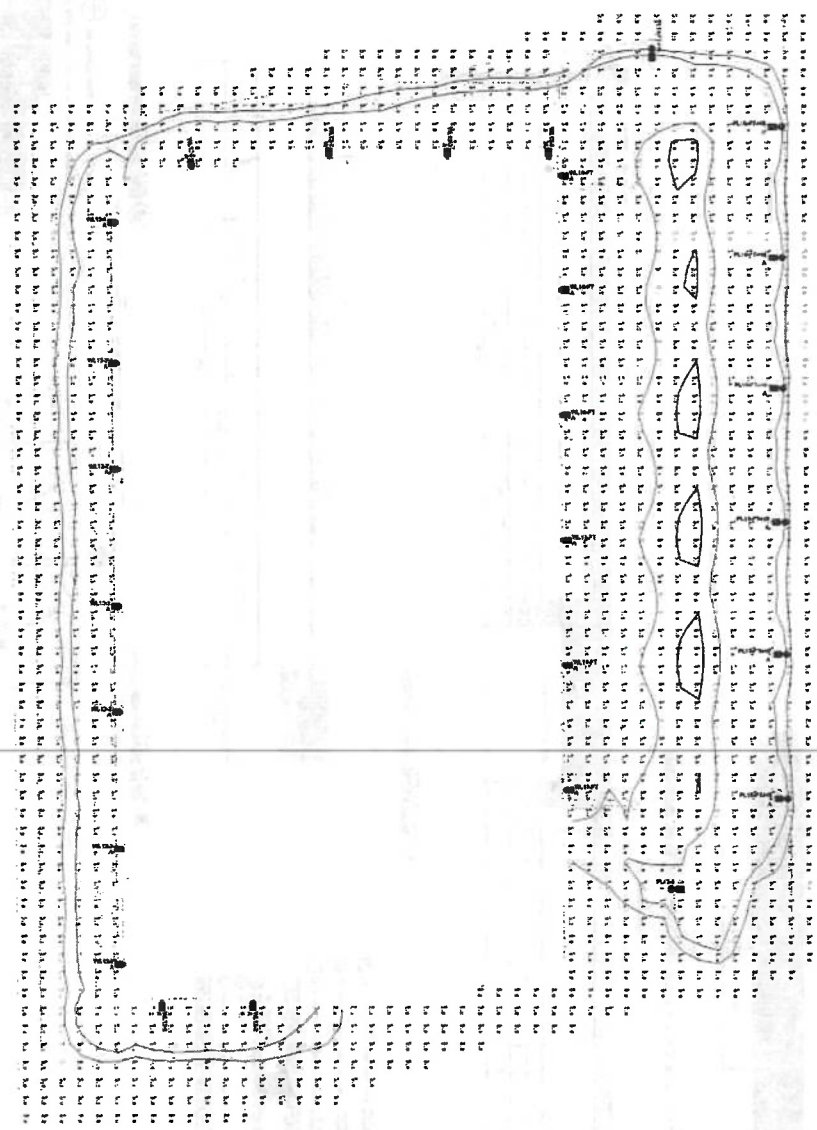
Author: Vinnie Nguyen



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

CABLE PFT20000
EXHIBIT Photometric
DATE: 08/20/20
PLANNER: R. Gonzalez

- LEGEND**
- Legend 1: Existing & Proposed Lighting Fixtures
 - Legend 2: Proposed Lighting Fixtures
 - Legend 3: Proposed Lighting Fixtures
 - Legend 4: Proposed Lighting Fixtures
 - Legend 5: Proposed Lighting Fixtures
 - Legend 6: Proposed Lighting Fixtures
 - Legend 7: Proposed Lighting Fixtures
 - Legend 8: Proposed Lighting Fixtures
 - Legend 9: Proposed Lighting Fixtures
 - Legend 10: Proposed Lighting Fixtures



SITE LIGHTING PLAN

CAL GREEN BUG TABLE

| Zone | Area (sq ft) | Footcandle (fc) | Watts (W) | Watts per sq ft (W/sq ft) |
|---------|--------------|-----------------|-----------|---------------------------|
| Zone 1 | 1000 | 10 | 100 | 0.1 |
| Zone 2 | 2000 | 20 | 200 | 0.1 |
| Zone 3 | 3000 | 30 | 300 | 0.1 |
| Zone 4 | 4000 | 40 | 400 | 0.1 |
| Zone 5 | 5000 | 50 | 500 | 0.1 |
| Zone 6 | 6000 | 60 | 600 | 0.1 |
| Zone 7 | 7000 | 70 | 700 | 0.1 |
| Zone 8 | 8000 | 80 | 800 | 0.1 |
| Zone 9 | 9000 | 90 | 900 | 0.1 |
| Zone 10 | 10000 | 100 | 1000 | 0.1 |

TITLE 24 ZONAL LUMEN TABLE

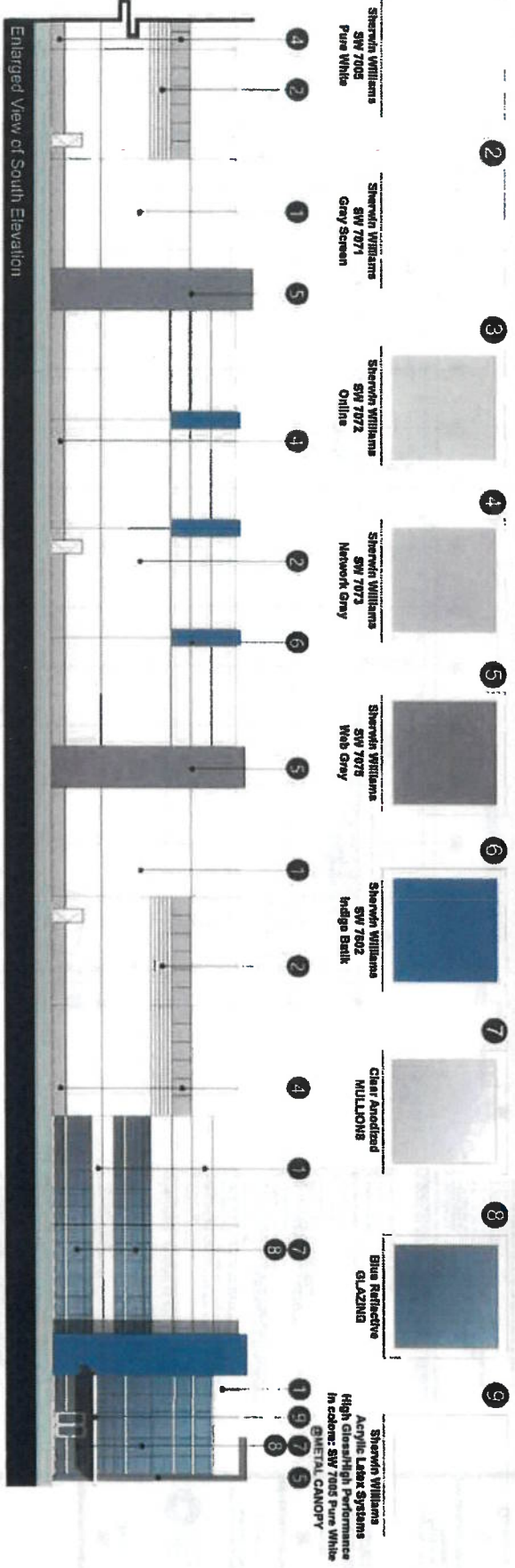
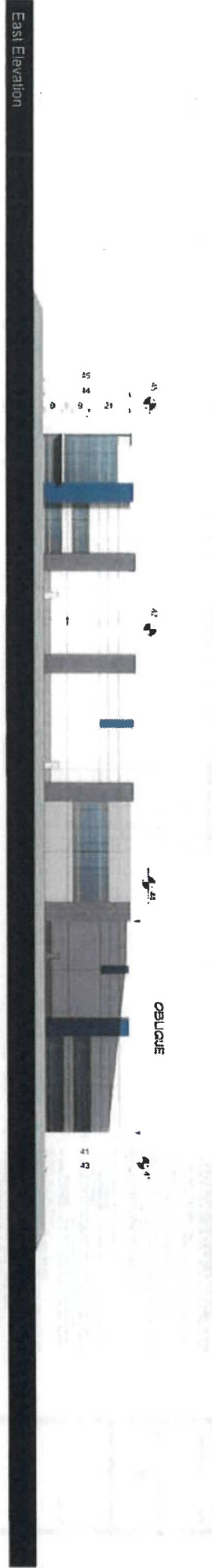
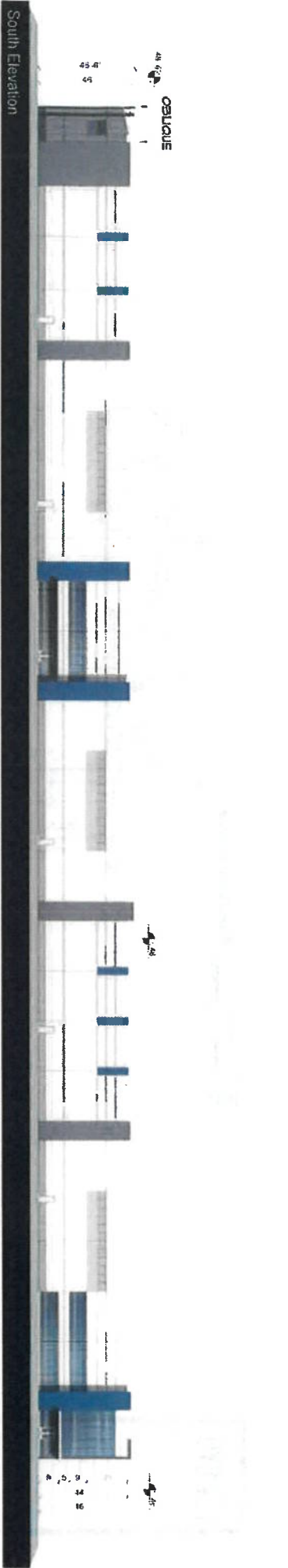
| Zone | Area (sq ft) | Footcandle (fc) | Lumens (lm) |
|---------|--------------|-----------------|-------------|
| Zone 1 | 1000 | 10 | 10000 |
| Zone 2 | 2000 | 20 | 20000 |
| Zone 3 | 3000 | 30 | 30000 |
| Zone 4 | 4000 | 40 | 40000 |
| Zone 5 | 5000 | 50 | 50000 |
| Zone 6 | 6000 | 60 | 60000 |
| Zone 7 | 7000 | 70 | 70000 |
| Zone 8 | 8000 | 80 | 80000 |
| Zone 9 | 9000 | 90 | 90000 |
| Zone 10 | 10000 | 100 | 100000 |

FIGURE LEGEND

| Symbol | Description | Area (sq ft) | Footcandle (fc) | Watts (W) | Watts per sq ft (W/sq ft) |
|--------|-------------|--------------|-----------------|-----------|---------------------------|
| ○ | Zone 1 | 1000 | 10 | 100 | 0.1 |
| ○ | Zone 2 | 2000 | 20 | 200 | 0.1 |
| ○ | Zone 3 | 3000 | 30 | 300 | 0.1 |
| ○ | Zone 4 | 4000 | 40 | 400 | 0.1 |
| ○ | Zone 5 | 5000 | 50 | 500 | 0.1 |
| ○ | Zone 6 | 6000 | 60 | 600 | 0.1 |
| ○ | Zone 7 | 7000 | 70 | 700 | 0.1 |
| ○ | Zone 8 | 8000 | 80 | 800 | 0.1 |
| ○ | Zone 9 | 9000 | 90 | 900 | 0.1 |
| ○ | Zone 10 | 10000 | 100 | 1000 | 0.1 |

* - SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS

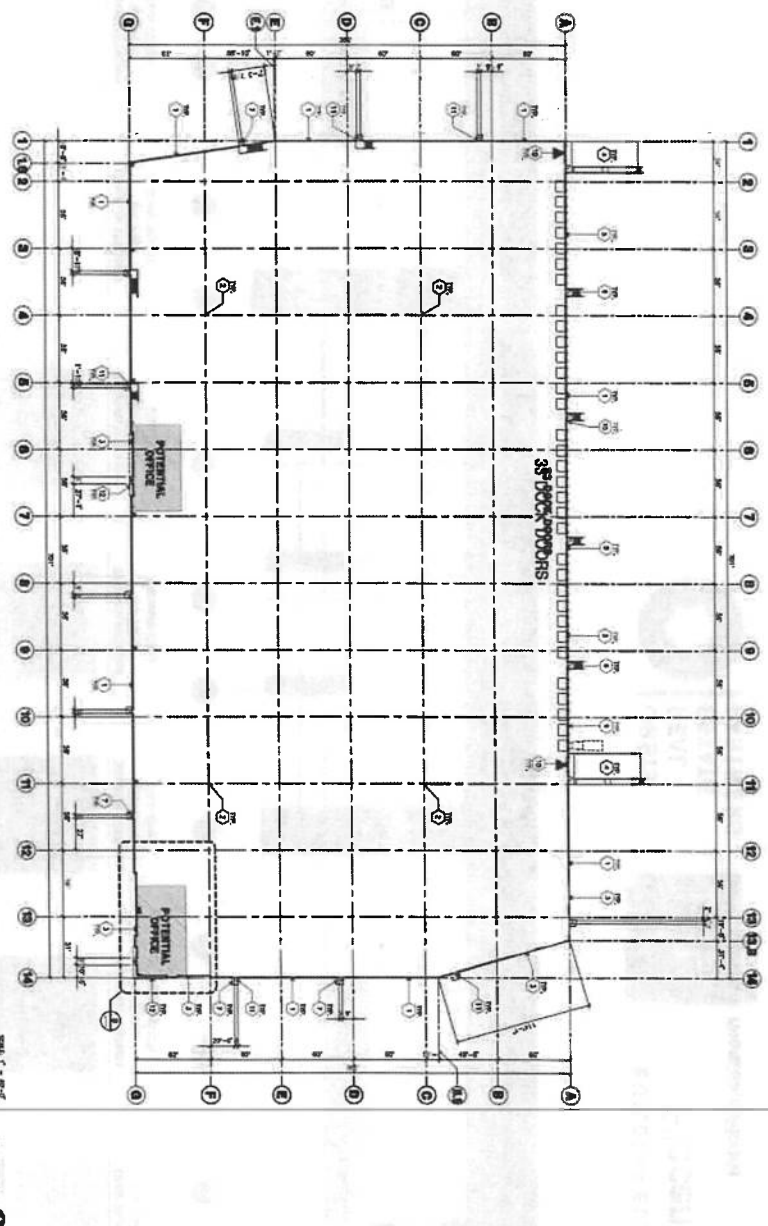
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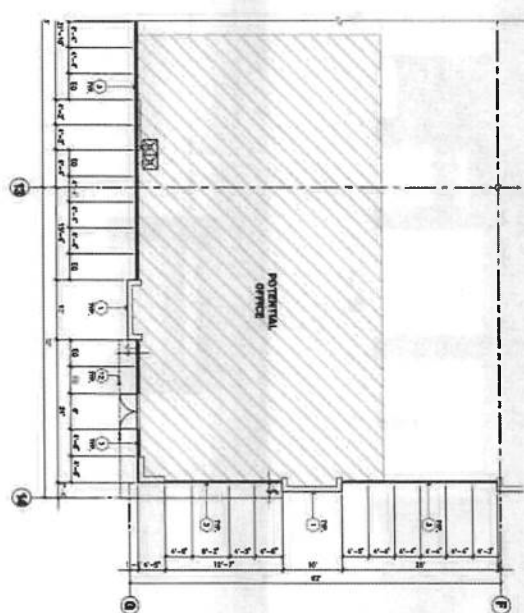
Enlarged View of South Elevation



BUILDING ELEVATIONS & MATERIAL BOARD
Placentia Logistics
 riverside,california



OVERALL FLOOR PLAN A
SCALE: 1/8" = 1'-0"



ENLARGED FLOOR PLAN B
SCALE: 1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND CONDITIONS OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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KEYNOTES - FLOOR PLAN

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10. CONCRETE FLOOR FINISH

FLOOR SLAB AND POUR STRIPS REQ.

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DISABLED ACCESS NOTES

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San Francisco, CA 94109
Tel: 415.774.1177
Fax: 415.774.1178
www.hpa.com

OWNER



200 Newport Center, Suite 200
Newport Beach, California
92660-2700

Project
PACENTIA
LOGISTICS

Prospect Ave &
Hornell Ave
City of Riverside, CA

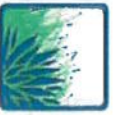
Consultants:
SMA ARCHITECTS
ISA

SCALE
1/8" = 1'-0"

Title
OVERALL FLOOR PLAN

Project Number: 1509
Client: ANEC
Date: 04/20/18
Drawn:

DABA.2.1

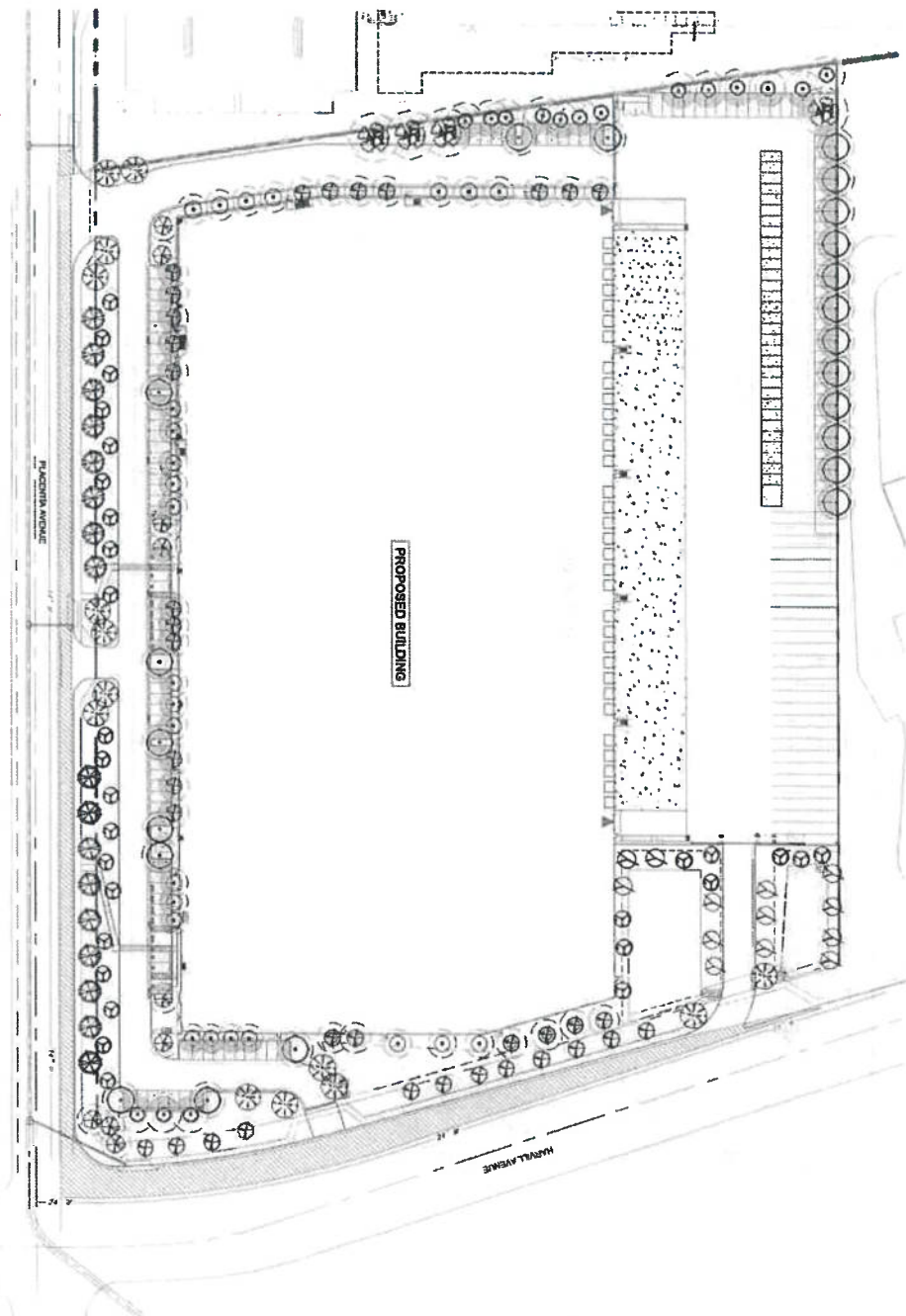


SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
 2831 VA WASHINGTON BLVD
 FORT WASHINGTON, PA 19073-2600



PARKING LOT SHADE PLAN PLACENTIA LOGISTICS

RIVERSIDE, CALIFORNIA



PARKING LOT SHADING CALCULATIONS:

TOTAL PARKING LOT AREA: 22,230 SQ. FT.
 TOTAL SHADE AREA REQUIRED WITHIN 15 YRS: 13,749 SQ. FT.
 TOTAL PROTECTED SHADE AREA WITHIN 15 YRS: 13,702 SQ. FT.
 PERCENT OF PARKING LOT AREA WITHIN 15 YRS: 61.6%
 PERCENT OF PARKING LOT AREA TO BE SHADDED WITHIN 15 YRS: 38.4%
 PERCENT OF PARKING LOT AREA TO BE SHADDED WITHIN 15 YRS: 38.4%
 SHADDED AREA PROVIDED: 38.4%

PRELIMINARY WATER USE CALCULATIONS

| Reference | Plant | Impervious | Impervious | ET/AF | Impervious | Year # | Shade/Total |
|--------------|------------|--------------|--------------|----------|--------------|--------------|--------------|
| Plant Type | Category | Area (sq ft) | Area (sq ft) | (inches) | Area (sq ft) | Area (sq ft) | Area (sq ft) |
| Grass | Grass | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Shrub | Shrub | 0.15 | 0.00 | 0.00 | 0.15 | 0.15 | 0.15 |
| Tree | Tree | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Impervious | Impervious | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | | | | | | |

| Plant | Area (sq ft) | ET/AF (inches) | Year # | Shade/Total Area (sq ft) |
|--------------|--------------|----------------|--------|--------------------------|
| Grass | 0.00 | 0.00 | 0.00 | 0.00 |
| Shrub | 0.15 | 0.00 | 0.15 | 0.15 |
| Tree | 0.00 | 0.00 | 0.00 | 0.00 |
| Impervious | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | | | |



JULY 24, 2020

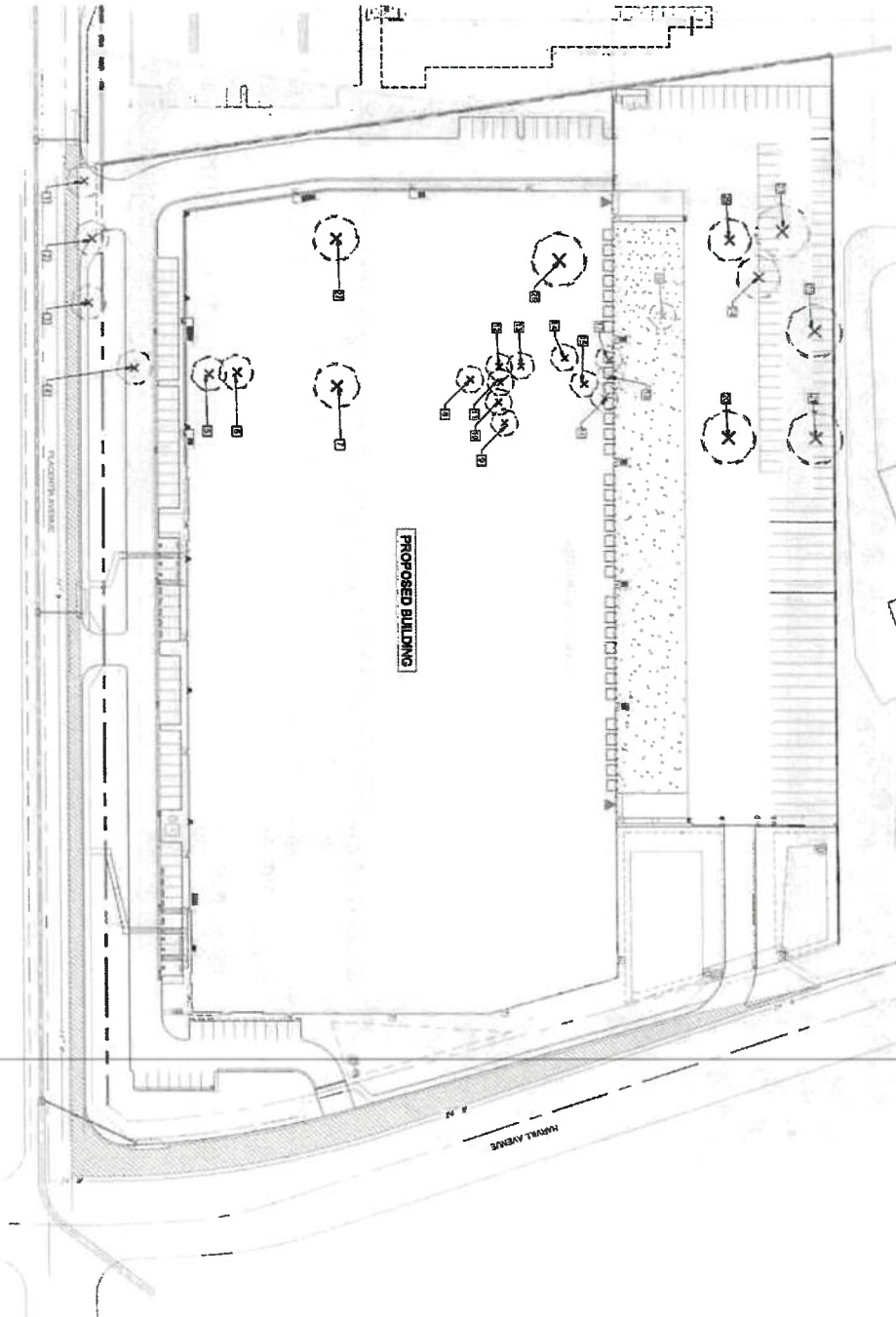


SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
 2821 VAN BUREN STREET
 FOUNTAIN VALLEY, CA 92708-4000

SPLA



**EXISTING TREE INVENTORY
 PLACENTIA LOGISTICS
 RIVERSIDE, CALIFORNIA**



PROPOSED BUILDING

EXISTING TREE INVENTORY

- 1. EXISTING SCYRUS MOLLE TREE TO BE REMOVED.
- 2. EXISTING SCYRUS MOLLE TREE TO BE REMOVED.
- 3. EXISTING SCYRUS MOLLE TREE TO BE REMOVED.
- 4. EXISTING SCYRUS MOLLE TREE TO BE REMOVED.
- 5. EXISTING SCYRUS MOLLE TREE TO BE REMOVED.
- 6. EXISTING SCYRUS MOLLE TREE TO BE REMOVED.
- 7. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 8. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 9. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 10. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 11. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 12. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 13. EXISTING EUCALYPTUS TREE TO BE REMOVED.
- 14. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 15. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 16. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
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- 19. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 20. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 21. EXISTING PINUS CAYWOODENSIS TREE TO BE REMOVED.
- 22. EXISTING EUCALYPTUS TREE TO BE REMOVED.
- 23. EXISTING EUCALYPTUS TREE TO BE REMOVED.
- 24. EXISTING EUCALYPTUS TREE TO BE REMOVED.
- 25. EXISTING EUCALYPTUS TREE TO BE REMOVED.
- 26. EXISTING EUCALYPTUS TREE TO BE REMOVED.
- 27. EXISTING SYRISIA KOMACUROTANNA PALM TREE TO BE REMOVED.

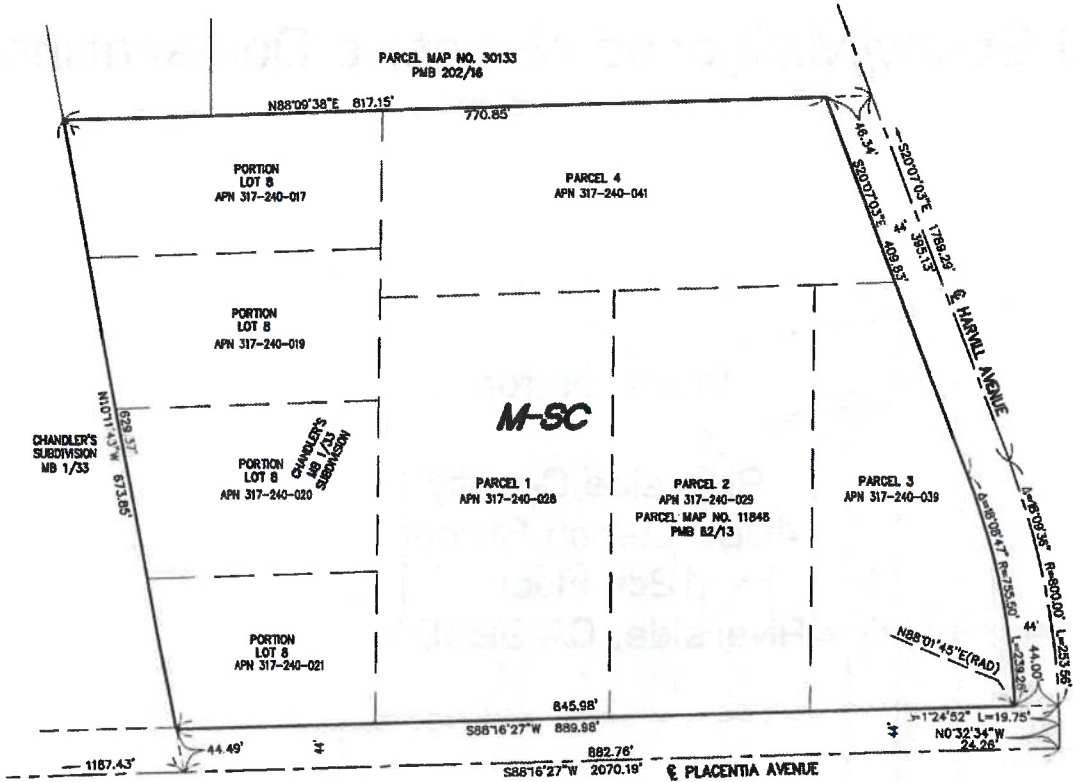


AUGUST 13, 2010

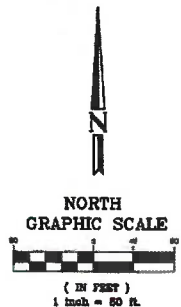
CASE: C2200000
 EXHIBIT: C2 Exhibit B
 DATE: 8/19/2020
 PLANNER: rgonzalez

NE. 1/4 SEC. 13, T. 4 S., R. 4 W. S.B.M.

- LEGEND**
- ZONING
 - EASEMENT
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ZONING LEGEND
 M-SC - MANUFACTURING-SERVICE COMMERCIAL



MAP NO. _____

**CHANGE OF OFFICIAL ZONING PLAN
 PLACENTIA LOGISTICS
 DISTRICT**

CHANGE OF ZONE CASE NO. _____
 AMENDING ORDINANCE NO. _____
 ADOPTED BY ORDINANCE NO. _____
 AUGUST _____, 2020
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

Placentia Logistics Project

Initial Study/Mitigated Negative Declaration

Prepared for:

Riverside County
4080 Lemon Street
12th Floor
Riverside, CA 92501

June 2020

Placentia Logistics Project

Initial Study and Mitigated Negative Declaration

Prepared for:

Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Prepared by:

Applied Planning, Inc.
11762 De Palma Road, 1-C 310
Corona, CA 92883

June 2020

1.0 INTRODUCTION

Initial Study and Mitigated Negative Declaration

Prepared for:

Riverside County
4000 Lemon Street, 12th Floor
Riverside, CA 92501

Prepared by:

August Planning, Inc.
11761 De Palma Road, 1-C-310
Corona, CA 92583

June 2020

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study/Mitigated Negative Declaration (IS/MND) addresses potential environmental impacts associated with construction and operation of the proposed Placentia Logistics Project (Project). The Project proposes construction and operation of approximately 274,190 square feet of light industrial/warehouse uses within an approximately 11.80-acre site (gross), located within the Mead Valley area of Riverside County.

This IS/MND was prepared pursuant to *CEQA Guidelines* Section 15070 et seq. Although this IS/MND was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS/MND fully represent the independent judgment and position of the County of Riverside (County), acting as Lead Agency under CEQA. In accordance with the provisions of CEQA, as the Lead Agency, the County is solely responsible for approval of the Project. As part of the decision-making process, the County is required to review and consider the Project's potential environmental effects.

CEQA Guidelines Article 6¹ discusses the Mitigated Negative Declaration Process, which is applicable to the Project. Article 6 states in pertinent part:

"A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

¹ Title 14. California Code of Regulations, Chapter 3. *Guidelines for Implementation of the California Environmental Quality Act*, Article 6. *Negative Declaration Process*.

- (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- (b) The initial study identified potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.”

As supported by the Initial Study presented herein, the County has determined that the Project may result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, revisions to the Project plans, together with design features and mitigation measures incorporated in the proposal would avoid the effects or mitigate the effects to levels that would be less-than-significant. The County has consequently determined that a Mitigated Negative Declaration is appropriate for the Project.

This IS/MND is intended to be an informational document, providing the County’s decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 DOCUMENT ORGANIZATION

This IS/MND includes the following sections.

- **Introduction:** This Section (1.0) describes the format of the IS/MND and provides summary findings of the environmental analysis.
- **Project Description:** This Section (2.0) describes the Project and its objectives and outlines the existing regulations that will affect development of the Project.
- **Environmental Assessment/Initial Study:** This Section (3.0) presents the Project Environmental Assessment/Initial Study Checklist and responses to topical environmental questions posed within the Checklist. Within the IS Checklist, answers provided are substantiated qualitatively in all instances, and quantitatively where appropriate. Under topical issues where the Project would have no impact or impacts would be less-than-significant, no mitigation is required. In instances where impacts are determined to be “less-than-significant with mitigation incorporated,” mitigation measures are proposed that would reduce potentially significant environmental impacts to levels that would be less-than-significant. The Environmental Assessment Form at Item IV. *Determination* presents the Lead Agency’s findings regarding the appropriate CEQA environmental documentation for the Project.

1.3 INTENDED USE OF THIS IS/MND

The County is the Lead Agency for the purposes of CEQA because it has the principal responsibility and authority for consideration of Project discretionary actions and associated permitting. As the Lead Agency, the County is also responsible for analyzing the Project’s potential environmental impacts.

The Lead Agency will employ this IS/MND in its evaluation of potential environmental impacts resulting from, or associated with, approval and implementation of the Project.

This IS/MND may also be used by various Responsible Agencies, e.g., Air Quality Management District(s), Regional Water Quality Control Board(s), *et al.*; as well as utilities and service providers when such entities issue discretionary permits necessary to carry out the Project. For example, if this Project would require discretionary permits from the South Coast Air Quality Management District (SCAQMD), this IS/MND would serve as the environmental assessment for such permits (please refer to CEQA *Guidelines*, Section 15050).

In employing this IS/MND, the County and other agencies need to recognize that Project plans and development concepts identified herein are just that – plans and concepts that are subject to refinement as the Project is further defined. Acknowledging the potential for these future minor alterations to the Project, this IS/MND in all instances evaluates maximum impact scenarios that would likely account for these minor alterations. Notwithstanding, at the discretion and direction of the County, future modifications to the Project described herein may warrant additional environmental evaluation.

1.4 DISPOSITION OF THIS DOCUMENT

This IS/MND will be circulated by the County for a minimum of 20 days, to allow for public and agency review. Comments received on the IS/MND will be considered by the County in their review of the Project. The public is encouraged to contact the County for questions regarding the CEQA process and the Project. Comments on the IS/MND may be sent to:

Riverside County
Planning Department, Attention: Mr. Darren Edgington
4080 Lemon Street, 12th Floor
Riverside, CA 92501

2.0 PROJECT DESCRIPTION

2.1 OVERVIEW

The Placentia Logistics Project (Project) proposes construction and operation of a single building of approximately 274,190 square feet accommodating warehouse/general light industrial uses within an approximately 11.80-acre site (gross). Approximately 233,062 square feet, or 85 percent of the total building area would be allocated for high-cube transload/short-term storage warehouse (without cold storage) use. The remaining approximately 41,128 square feet or 15 percent of the total building area, would be allocated for general light industrial uses. The Project site is located at the northwest corner of the intersection of Harvill Avenue (N – S) at Placentia Avenue (E – W), within the Mead Valley area of Riverside County. Please refer to Figure 2.1-1 *Project Site Location*.

2.2 EXISTING LAND USES

- **Project Site:** The Project site comprises 8 parcels: Assessor Parcel Numbers (APNs) 317-240-017, -019, -020, -021; 317-240-028, -029; 317-240-039; and 317-240-041. Westerly portions of the Project site (APNs 317-240-028, -029; 317-240-039; 317-240-041) are vacant disturbed properties.
- Easterly portions of the Project site (APNs 317-240-017, -019, -020, and -021, approximately 4 acres) are developed with 4 single-family homes (one each per parcel). Within the Project site, Sharon Ann Lane (N – S), provides access to these 4 residences. All existing residences and any ancillary structures within the Project site will be demolished as part of the Project. Sharon Ann Lane will be vacated under the Project Parcel Map.
- **North:** Properties are developed with warehouse uses.



Figure 2.1-1
Project Location/Vicinity Land Uses

- **South:** Placentia Avenue comprises the Project site southerly boundary. South of Placentia Avenue properties are predominantly vacant disturbed properties. A single-family residential use exists opposite the westerly portions of the Project site, across Placentia Avenue.
- **West:** Vacant disturbed properties (proposed for development of warehouse uses, i.e., Barker Logistics, LLC Industrial Warehouse Building Project).
- **East:** Harvill Avenue comprises the Project site easterly boundary. East of Harvill Avenue are vacant disturbed properties.

Existing land uses are illustrated at Figure 2.2-1.

2.3 EXISTING LAND USE DESIGNATIONS

2.3.1 General Plan and Mead Valley Area Plan Land Use Designations

The County of Riverside General Plan (General Plan) and associated Area Plans guide land use and planning throughout the County of Riverside (County). The General Plan establishes policies and land use plans applicable to all unincorporated County areas. The subordinate Area Plans establish focused policies and land use plans responding to specific aspects and attributes of local County regions.

Countywide land use policies and land use plans are presented at General Plan Chapter 3 *Land Use Element*. More focused policies and land use plans, including various local Overlays, Policy Areas, and Specific Plans are found in the individual Area Plans. The Project site is located in the Mead Valley Area Plan (MVAP, Area Plan).

The existing General Plan Land Use designation and MVAP Land Use designation of the Project site is "Business Park" (BP). The Project does not propose or require amendment of the County General Plan, amendment of the MVAP, or amendment of any MVAP Overlay, Policy Area, or Specific Plan. County General Plan documents

including the General Plan Land Use Element and Mead Valley Area Plan can be accessed at: <https://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

2.3.2 Zoning Designation

County of Riverside Ordinance 348 (Zoning Ordinance) implements the General Plan Land Use Plan in a manner that promotes compatible land use relationships and minimizes potential land use conflicts. The Zoning Ordinance establishes various Zoning Districts and intent of each District, identifies a range of uses that are permitted or conditionally permitted within each District, and articulates procedures and development standards that regulate land uses and development within each District. The County Zoning Ordinance can be accessed at: <https://www.countyofriverside.us/Portals/0/Documents/Marijuana%20Docs/Ord%20348.pdf?ver=2016-11-28-120743-143>

Existing zoning designations of the Project site are: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). To allow for the Project land uses and development concepts, a Zone Change (ZC) is proposed, designating the entire Project site as M-SC. The zone change will result in no net loss in residential capacity as the four existing single-family homes uses have already been removed from the County's housing inventory and are under the control of the applicant.

The Project land use and development concept are permitted or conditionally permitted under the proposed M-SC Zoning designation. Portions of the Project site along Harvill Avenue are also located within the "A" Street Corridor Specific Plan (County SP #100). The "A" Street Corridor Specific Plan addresses only the alignment and design of Harvill Road. The "A" Street Corridor Specific Plan does not establish land use information (MVAP, p. 32). The Project does not propose or require amendment of the "A" Street Corridor Specific Plan.

General Plan Land Use Designations; Area Plan Land Use Designations, including applicable Overlay, Policy Area, or Specific Plan Designations; and Zoning

Designations of the Project site and adjacent properties are summarized at Table 2.3-1. Unless otherwise noted, existing and proposed designations under the Project are the same. General Plan Land Use Designations are illustrated at Figure 2.3-1. Zoning designations are presented at Figure 2.3-2.

**Table 2.3-1
Existing and Proposed Land Use Designations**

| | General Plan Land Use Designations | MVAP Land Use Designations (Overlay, Policy Area, Specific Plan Designation(s)) | Zoning Designations |
|--|---|---|---|
| Project Site | Business Park | Business Park (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: Areas east of Sharon Lane are located within the "A" Street Corridor Specific Plan, County SP #100*) | Existing: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). Proposed: Manufacturing-Service Commercial (M-SC). |
| North | Business Park | Business Park (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Areas along Harvill Avenue are located within the "A" Street Corridor Specific Plan, County SP #100*) | M-SC |
| South (across Placentia Avenue) | Business Park, Low Density Residential | Business Park, Rural Community - Very Low Density Residential (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Areas along Harvill Avenue are located within the "A" Street Corridor Specific Plan, SP #100*) | M-SC, R-R-1 |
| East (across Harvill Ave.) | Light Industrial | Light Industrial (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: Areas along Harvill Avenue are located within the "A" Street Corridor Specific Plan, SP #100*) | M-SC |
| West | Business Park | Business Park (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: N/A) | Industrial Park (I-P), M-SC |

Sources: County of Riverside General Plan; Mead Valley Area Plan, Riverside County Geographic Information Services (GIS).

Notes: * The "A" Street Corridor Specific Plan (SP #100) provides only for alignment and design of Harvill Avenue. This Specific Plan does not provide land use information (MVAP, p. 32).

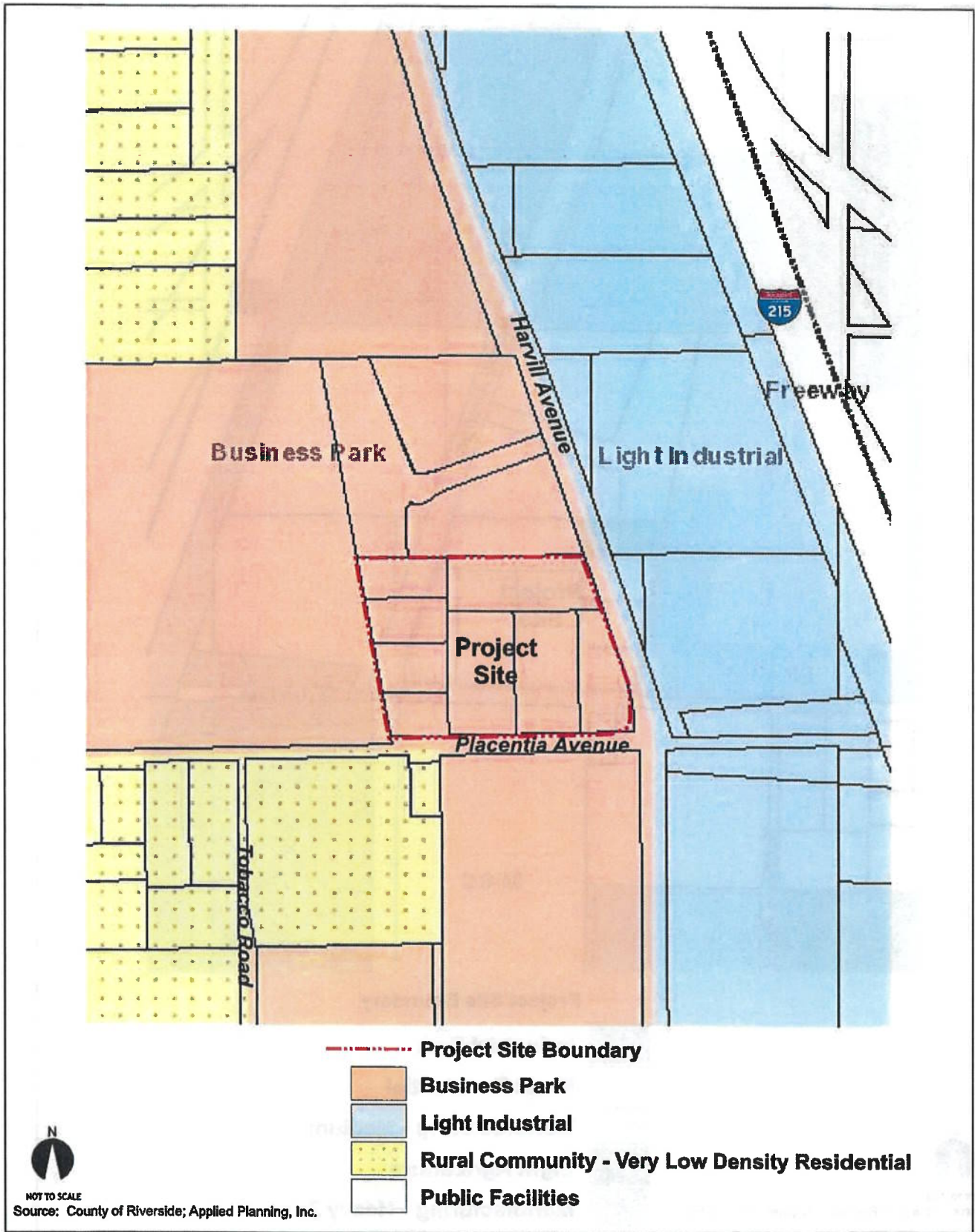


Figure 2.3-1
General Plan Land Use Designations

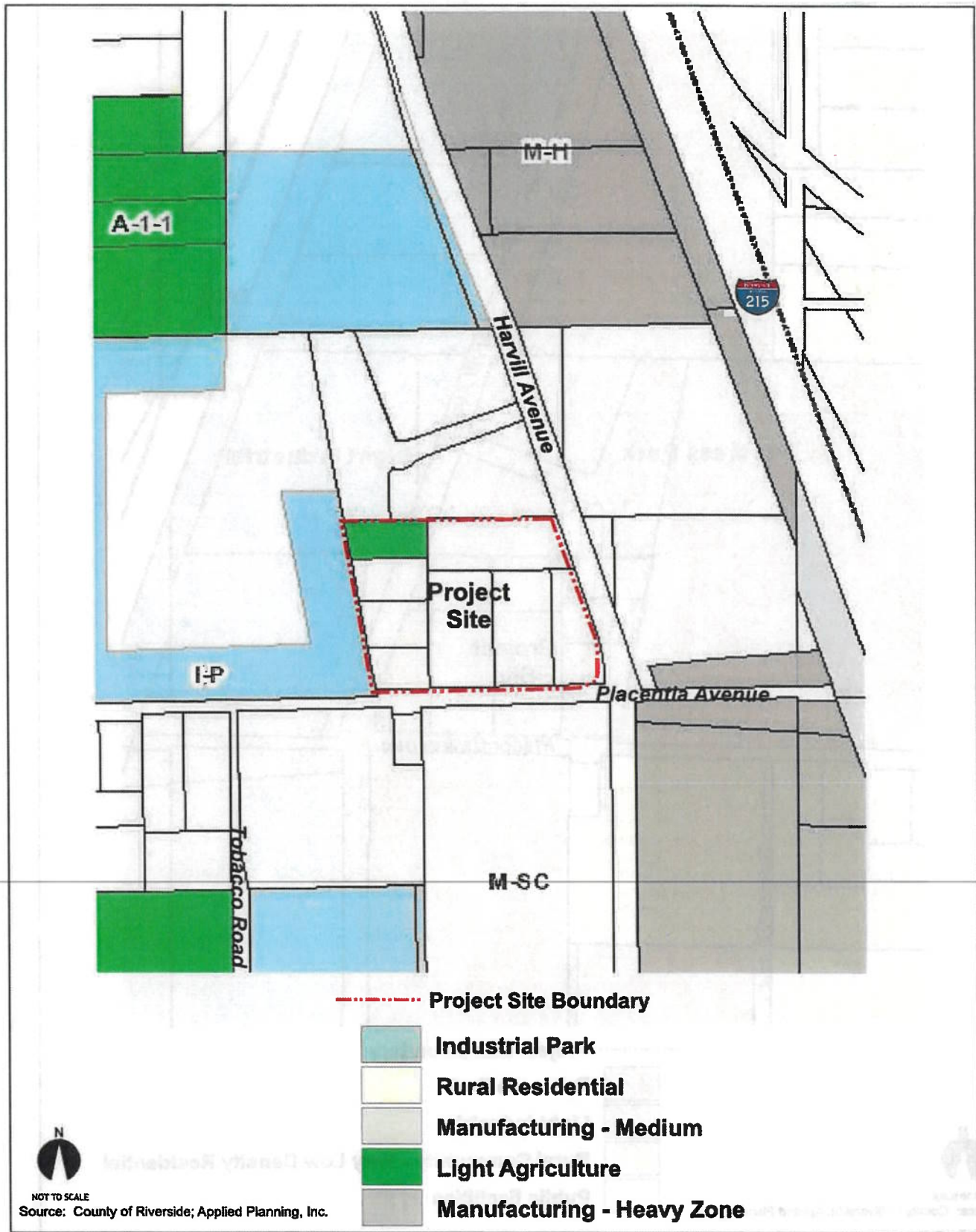


Figure 2.3-2
 Zoning Designations

2.4 PROJECT ELEMENTS

2.4.1 Site Preparation

As part of the Project site preparation activities, all existing structures and surface improvements within the Project site would be demolished. Demolition debris generated during site preparation activities would be disposed of and/or recycled consistent with California Green Building Standards Code requirements.

The Project area would then be grubbed, rough-graded, and fine-graded in preparation of building construction. Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage. The Project preliminary grading concept indicates that the site grading will be balanced, with no substantial import or export of soil.

2.4.2 Development Concept

The Project development concept is summarized below. Analyses within this MND reflect the range and types of uses shown in the Project Development Concept presented here. Should future development proposals differ substantially from the Project Development Concept analyzed herein, the Lead Agency would require additional environmental analyses.

All final Project designs and improvements would be required to conform to standards presented at Riverside County Ordinance 348 (County Zoning Ordinance), Article XI: MS-C Zone (Manufacturing Service-Commercial), Section 11.4 *Development Standards*.

2.4.2.1 Site Plan Concept

The Project Site Plan Concept, Figure 2.4-1, proposes a single building of approximately 274,190 square feet accommodating warehouse/general light industrial use within an approximately 11.80-acre site. Final configuration and orientation of the Project structures and site improvements would be required to conform to standards of development presented at Riverside County Ordinance 348, Article XI: MS-C Zone (Manufacturing Service-Commercial), Section 11.4 *Development Standards*.

Employee parking areas would be provided along the easterly, westerly, and southerly building frontages; truck parking stalls and truck loading dock areas would be provided along the rear (northerly) building frontage. Landscaping/screening would be provided along all Project building frontages and the Project site perimeter.

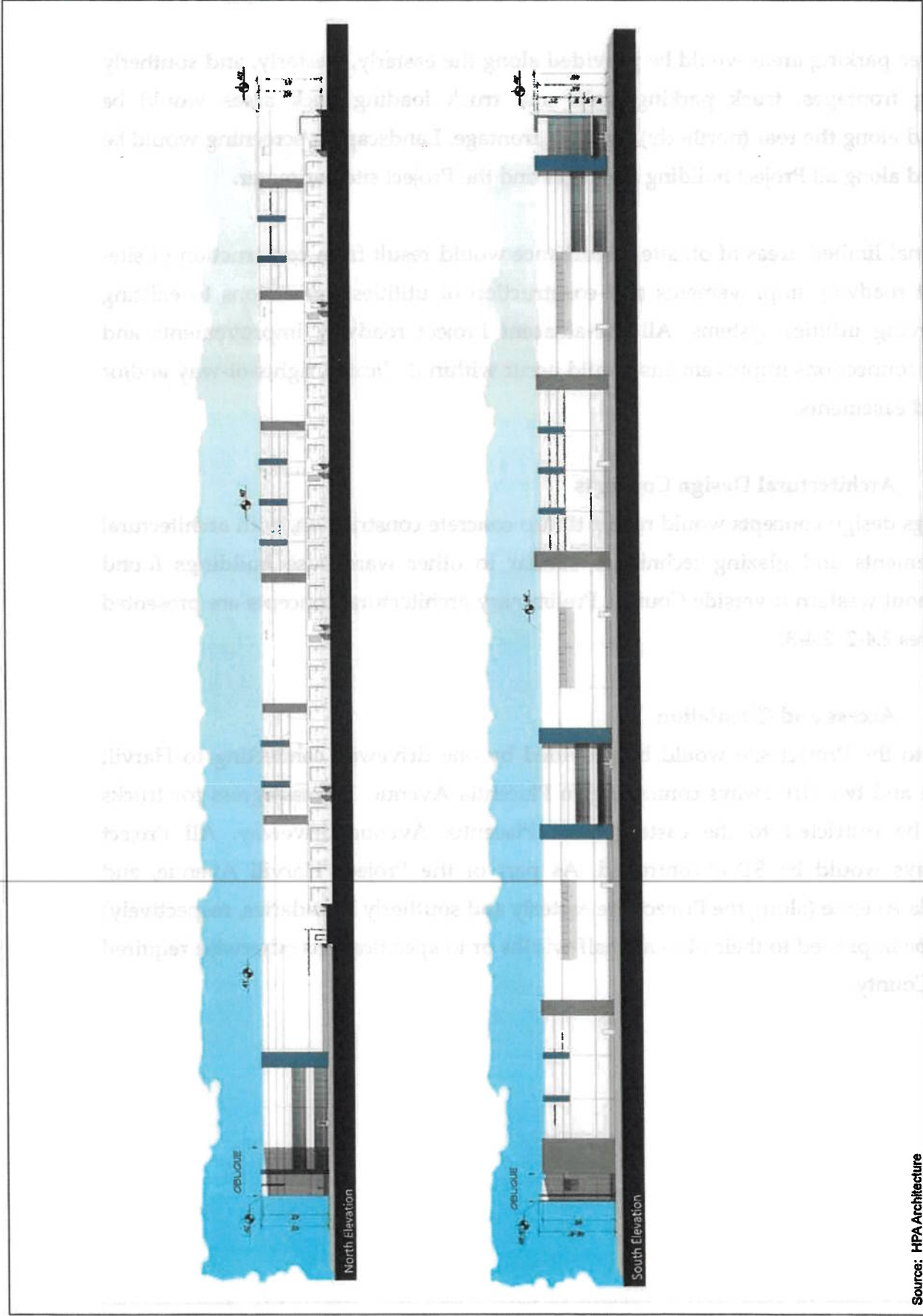
Additional limited areas of off-site disturbance would result from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems. All site-adjacent Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements.

2.4.2.2 Architectural Design Concepts

Buildings design concepts would reflect tilt-up concrete construction, with architectural enhancements and glazing techniques similar to other warehouse buildings found throughout western Riverside County. Preliminary architectural concepts are presented at Figures 2.4-2, 2.4-3.

2.4.2.3 Access and Circulation

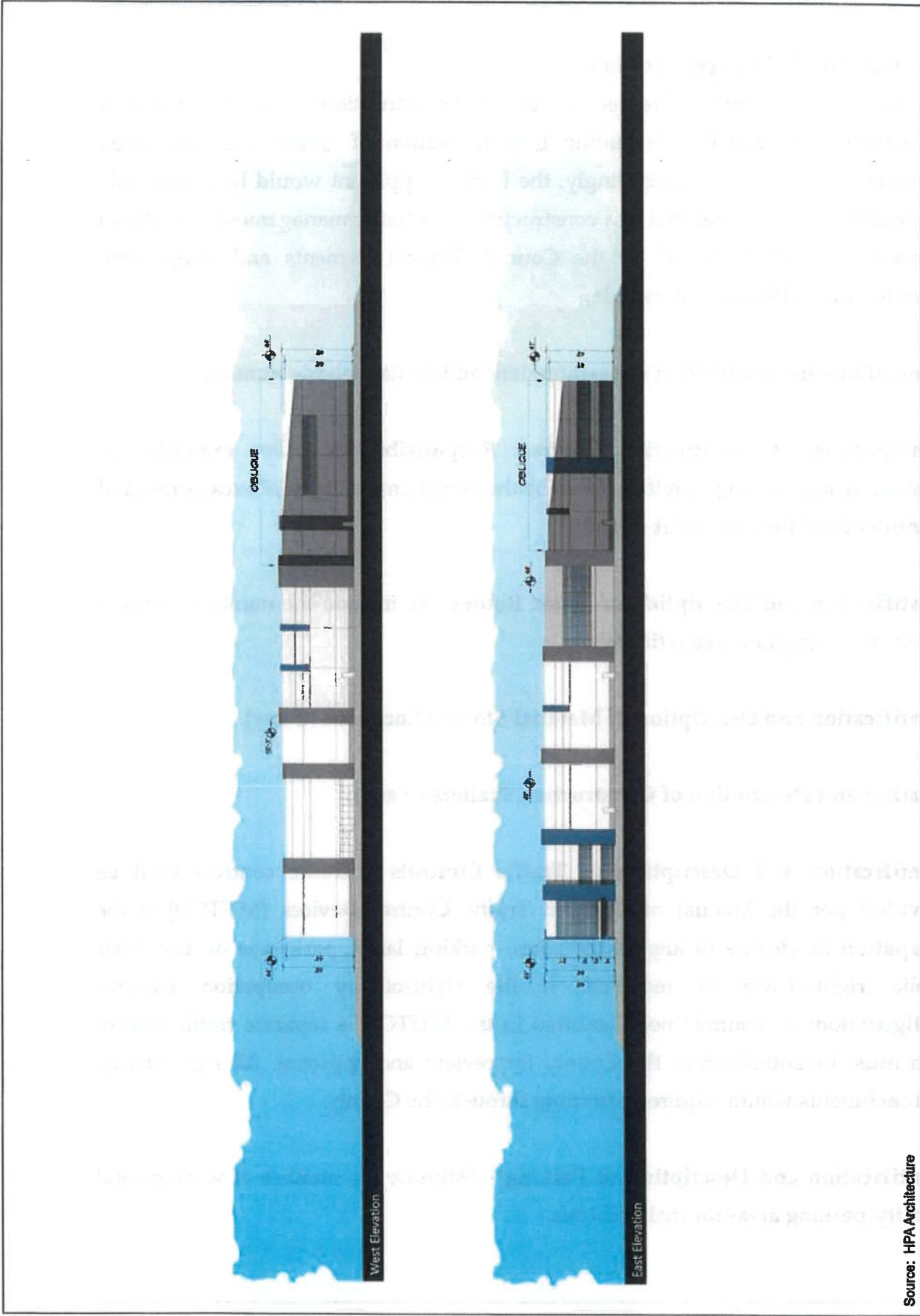
Access to the Project site would be provided by one driveway connecting to Harvill Avenue and two driveways connecting to Placentia Avenue. Ingress/egress for trucks would be restricted to the easterly-most Placentia Avenue driveway. All Project driveways would be STOP-controlled. As part of the Project, Harvill Avenue, and Placentia Avenue (along the Project site easterly and southerly boundaries, respectively) would be improved to their ultimate half-widths or to specifications otherwise required by the County.



Source: HPA Architecture



Figure 2.4-2
Architectural Concepts



Source: HPA Architecture



Figure 2.4-3
Architectural Concepts

Construction Traffic Management Plan

Temporary and short-term traffic detours and traffic disruptions could result during Project construction activities including implementation of access and circulation improvements noted above. Accordingly, the Project Applicant would be responsible for the preparation and submittal of a construction area traffic management plan (Plan) to be reviewed and approved by the County. Typical elements and information incorporated in the Plan would include;

- **Name of on-site construction superintendent and contact phone number.**
- **Identification of Construction Contract Responsibilities** - For example, for excavation and grading activities, describe the approximate depth of excavation, and quantity of soil import/export (if any).
- **Identification and Description of Truck Routes** - to include the number of trucks and their staging location(s) (if any).
- **Identification and Description of Material Storage Locations** (if any).
- **Location and Description of Construction Trailers** (if any).
- **Identification and Description of Traffic Controls** - Traffic controls shall be provided per the Manual of Uniform Traffic Control Devices (MUTCD) if the occupation or closure of any traffic lanes, parking lanes, parkways or any other public right-of-way is required. If the right-of-way occupation requires configurations or controls not identified in the MUTCD, a separate traffic control plan must be submitted to the County for review and approval. All right-of-way encroachments would require permitting through the County.
- **Identification and Description of Parking** - Estimate the number of workers and identify parking areas for their vehicles.

- **Identification and Description of Maintenance Measures** - Identify and describe measures taken to ensure that the work site and public right-of-way would be maintained (including dust control).

The Plan must be reviewed and approved by the County prior to the issuance of the building permit. The Plan and its requirements would also be required to be provided to all contractors as one component of building plan/contract document packages.

2.4.3 Landscaping

The Project would incorporate perimeter and interior landscaping and streetscape elements, acting to generally enhance the Project's visual qualities and screen potentially intrusive views. Pursuant to County Ordinance 348 M-SC Zone Development Standards, a minimum of 10 percent of the site shall be landscaped. Project landscape plans would be subject to County review and approval. The Project landscape concept is presented at Figure 2.4-4. The landscape parking lot shading plan is presented at Figure 2.4-4a.

2.4.4 Lighting

All Project lighting would be designed and implemented consistent with applicable County requirements, and in a manner that precludes potential adverse effects of light overspill. The Project Site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. All projects within this Zone are required to adhere to the requirements of Riverside County Ordinance No. 655, *Regulating Light Pollution*. The Project would also be required to conform to County Ordinance No. 915, *Regulating Outdoor Lighting*. Project lighting plans would be subject to County review and approval. The Project photometric plan is presented at Figure 2.4-5.

2.4.5 Signs

Project signs would be required to conform to County Ordinance 348, Article XIX, *Advertising Regulations*. Project signs, to include sign content, sign design and sign locations would be subject to County review and approval.

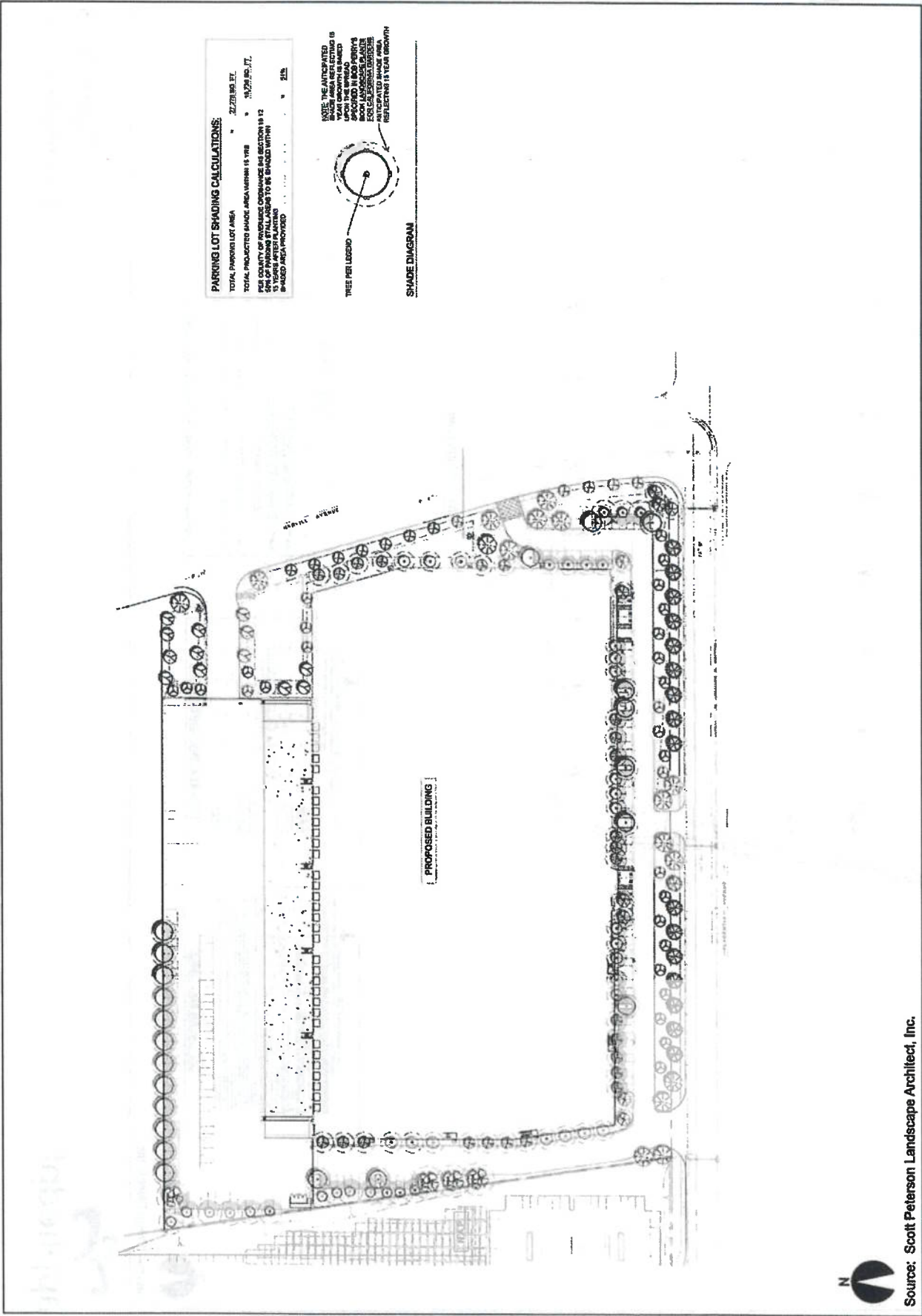


Figure 2.4-4a
 Landscape - Parking Lot Shading Plan

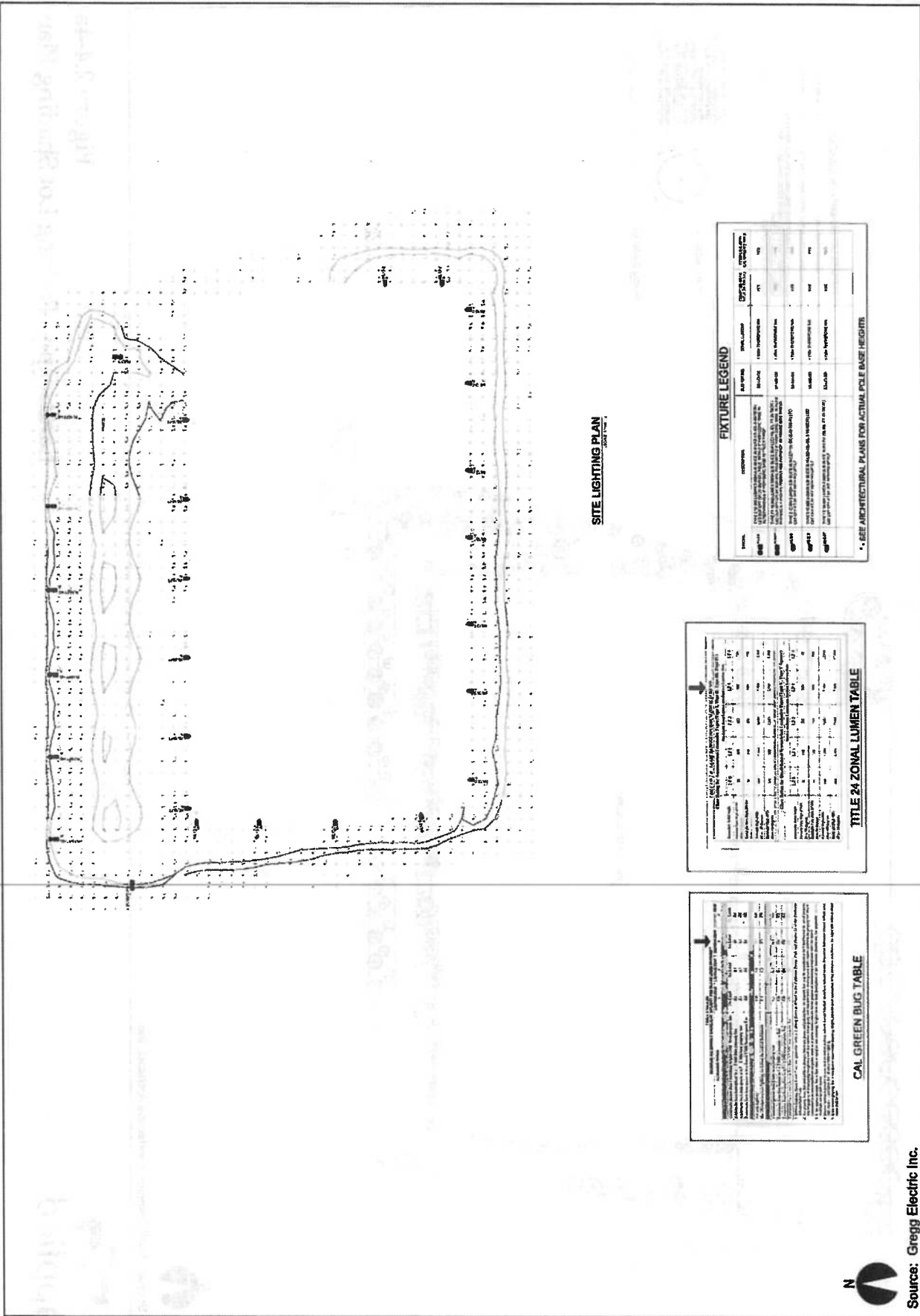


Figure 2.4-5
Photometric Plan



Source: Gregg Electric Inc.



2.4.6 Parking

The Project Site Plan Concept indicates that 173 passenger car parking stalls would be provided. In addition to passenger car parking areas, 51 truck trailer stalls would be provided. All Project parking areas, parking assignments, and design of parking areas would be required to conform to requirements and criteria presented at Riverside County Ordinance 348, Section 18.12. *Off-Street Vehicle Parking*. Project parking plans would be subject to County review and approval.

2.4.7 Utilities

Existing public utility systems, including water and sanitary sewer systems would be modified or extended to serve the Project facilities. Such modifications may include, but are not limited to new service connections, localized improvement and/or realignment of existing service/distribution lines. Utilities systems available to the Project site and proposed connections to, and improvement/modification of utilities systems are summarized below. All Project utilities improvements and utilities connections would be subject to County and purveyor review and approval.

2.4.7.1 Water Supply and Delivery

Water service to the Project would be provided by the Eastern Municipal Water District (EMWD). The Project would connect to existing EMWD water system lines located in adjacent rights-of-way.

A conditional water service Will-Serve letter has been provided by EMWD, and the letter is included at IS/MND Appendix J. Provision of water service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for water service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges.

2.4.7.2 Wastewater Conveyance and Treatment

Wastewater conveyance services for the Project would be provided by the Eastern Municipal Water District (EMWD). The Project would connect to existing EMWD

sanitary sewer system lines located in adjacent rights-of-way. Wastewater generated by the Project would be conveyed to and treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF). A conditional sewer service Will-Serve letter has been provided by EMWD, and the letter is included at IS/MND Appendix J. Provision of water service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for sewer service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges.

2.4.7.3 Stormwater Management System

The Project stormwater management system would provide for collection, treatment, and controlled release of developed stormwaters. The proposed stormwater management system would direct stormwaters easterly consistent with existing drainage patterns. All Project stormwater management system components would be designed, constructed, operated, and maintained consistent with criteria and standards presented in *Riverside County Stormwater Quality Best Management Practice Design Handbook* (Riverside County Flood Control and Water Conservation District) July 21, 2006 (and updates).

Stormwater runoff would be treated consistent with provisions of a Project-specific Water Quality Management Plan (WQMP). A preliminary WQMP is provided at MND Appendix G. The Project WQMP would be required to conform with Santa Ana Regional Water Quality Control Board (SARWQCB) criteria and performance standards for projects located within the Santa Ana Watershed Region of Riverside County. See also: rcflood.org/NPDES/SantaAnaWS.aspx

The Project would also implement construction stormwater management improvements and practices consistent with mandated Storm Water Pollution Prevention Plan (SWPPP) requirements as outlined under the California *General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities* (General Permit) Order No. 2009-0009-DWQ, and amendments. See also: waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

2.4.7.4 Dry Utilities Services/Infrastructure

Dry utilities comprise services/infrastructure other than water, sewer and storm drainage. Dry utilities services systems and service purveyors available to the Project include:

- Natural gas (Southern California Gas Company, SoCalGas);
- Electricity (Southern California Edison, SCE); and
- Telecommunications (various private services).

The Project would connect to existing available dry utilities services and infrastructure systems. All modification of, and connection to, existing services would be accomplished consistent with County and purveyor requirements.

To allow for, and facilitate Project construction activities, provision of temporary dry utilities services improvements may also be required (e.g., temporary electrical services). The scope of such temporary improvements is reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of any temporary services would not be substantively different from, or greater than, impacts resulting from permanent operation of services to the Project.

2.4.8 Energy Efficiency/Sustainability

The Project would comply with or would surpass standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11). CALGreen standards promote progressive design elements that have positive environmental impacts while encouraging sustainable construction and operation practices.

2.4.9 Good Neighbor Policy for Logistics and Warehouse/Distribution Uses

The Project would be subject to provisions of the County of Riverside “Good Neighbor” Policy for Logistics and Warehouse Distribution Centers. See: Board of Supervisors Policy F-3 (Policy); <https://www.rivcocob.org/wp-content/uploads/2020/01/Good-Neighbor-Policy-F-3-Final-Adopted.pdf>.

The purpose of this Policy is to provide framework for the development and operations of logistics and warehouse projects larger than 250,000 square feet in size in a manner that would lessen their impact on surrounding communities. This Policy provides development and operational criteria that can be implemented to supplement project-level mitigation measures.

The proposed Placentia Logistics Project would be required comply with applicable provisions of the Good Neighbor Policy as implemented through the Project Conditions of Approval. The analysis provided here does not take credit for any reduction in environmental impacts that may be achieved under the Good Neighbor Policy. This MND thereby establishes a likely maximum impact scenario.

2.5 PROJECT OPENING YEAR

The Project in total would be developed in a manner responsive to market conditions and in concert with availability of necessary infrastructure and services. For the purposes of this analysis, the Project Opening Year is defined as 2021.

2.6 PROJECT OBJECTIVES

The primary goal of the Project is to develop high quality warehouse uses capable of accommodating a variety of prospective tenants. Complementary Project Objectives include the following:

-
- Implement the County General Plan (General Plan) through development that is consistent with the General Plan Land Use Element and applicable General Plan Goals, Objectives, Policies and Programs;
 - Implement the Mead Valley Area Plan (Area Plan) through development that is consistent with the Area Plan land uses and development concepts, and in total supports the Area Plan Vision;
 - Provide adequate roadway and wet and dry utility infrastructure to serve the Project;

- Accommodate warehouse uses that are compatible with adjacent land uses;
- Provide an attractive, efficient and safe environment for warehouse uses that is cognizant of natural and man-made conditions;
- Accommodate warehouse uses responsive to current and anticipated market demands;
- Establish new development that would increase locally available employment opportunities and would further the County's near-term and long-range fiscal goals and objectives; and
- Establish new development that would increase locally available employment opportunities thereby improving jobs/housing balance within the County.

2.7 DISCRETIONARY APPROVALS AND PERMITS

Discretionary actions, permits, and related consultation(s) necessary to approve and implement the Project include, but are not limited to the following:

2.7.1 Lead Agency Discretionary Actions and Permits

CEQA Guidelines Section 15124 states in pertinent part that if "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed . . ." Lead Agency discretionary actions and permits necessary to realize the Project would include the following:

- Adoption of the Placentia Logistics Project MND;
- Plot Plan/Site Plan Approval;
- Parcel Map Approval to include vacation of Sharon Ann Lane;
- Approval of Infrastructure Improvement Plans, including but not limited to roads, sewer, water, storm water management system, and dry utilities plans; and
- Various County permits allowing implementation of the Project facilities.

2.7.2 Other Agency Consultation and Permits

CEQA Guidelines Section 15124 also states that environmental documentation should, to the extent known, list other permits or approvals required to implement the Project. Other agency consultations and permits necessary to realize the proposal would likely include, but not be limited to the following:

- Tribal Resources consultation with requesting Tribes as provided for under AB 52 (Gatto 2014). Native Americans: California Environmental Quality Act;
- Permitting pursuant to requirements of the Santa Ana Regional Water Quality Control Board and Riverside County Ordinance No. 754 *Establishing Stormwater/Urban Runoff Management and Discharge Controls*;
- Approval and permitting for construction of Project stormwater management system improvements by the Riverside County Flood Control and Water Conservation District (RCFC & WCD);
- Approval and permitting for construction of Project water and sanitary sewer system improvements by EMWD;
- Permitting that may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area;
- Review and approval by the Riverside County Airport Land Use Commission (ALUC); and
- Permitting from utility purveyors.

3.0 ENVIRONMENTAL ASSESSMENT

The environmental assessment process is a systematic and iterative process that identifies, predicts, and evaluates the potential environmental impacts of a proposed project or activity. It involves a range of stakeholders, including government agencies, the public, and the project proponent. The process typically includes the following steps:

1. **Screening:** This initial step determines whether a project requires a full-scale environmental assessment. It involves a preliminary review of the project description and its potential impacts.

2. **Scoping:** This step involves identifying the key issues and impacts that will be addressed in the assessment. It is a collaborative process that involves consultation with stakeholders to ensure that the assessment focuses on the most significant concerns.

3. **Assessment:** This is the core of the process, where detailed information is gathered about the project and its potential impacts. This includes conducting field studies, reviewing scientific literature, and consulting with experts.

4. **Reporting:** The findings of the assessment are compiled into a report that provides a clear and concise summary of the results. This report is used to inform decision-makers and the public.

5. **Decision-Making:** The assessment report is used to inform the decision-making process. This involves weighing the potential benefits and costs of the project, taking into account the environmental impacts and the views of stakeholders.

6. **Implementation and Monitoring:** Once a decision has been made, the project is implemented. This step involves monitoring the project's progress and its environmental impacts to ensure that the assessment's findings are being followed.

7. **Review and Evaluation:** The final step in the process is a review and evaluation of the assessment process itself. This involves assessing the effectiveness of the process and identifying areas for improvement.

The environmental assessment process is a critical tool for ensuring that development projects are planned and implemented in a way that is consistent with sustainable development principles. It provides a structured and transparent way to consider the environmental impacts of a project and to involve the public in the decision-making process.

By following these steps, project proponents can ensure that they have a thorough understanding of the potential environmental impacts of their project and that they are taking steps to avoid, minimize, and compensate for any adverse effects. This helps to ensure that development projects are planned and implemented in a way that is consistent with sustainable development principles.

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: TBD
Project Case Type (s) and Number(s): Plot Plan No. PPT200002
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Mr. Darren Edgington
Telephone Number: (951) 955-6060
Applicant's Name: Orbis Real Estate Partners LLC
Applicant's Address: 280 Newport Center Dr., Suite 240, Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description: The Placentia Logistics Project (Project) proposes construction and operation of approximately 274,190 square feet of warehouse uses within an approximately 11.80-acre site (gross). The Project site is located in the Mead Valley area of Riverside County (County). Please refer also to Initial Study/Mitigated Negative Declaration (IS/MND) Section 2.0 *Project Description*.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 11.80 acres

| | | | |
|--------------------------------|--------------|---------------------------------------|------------------------------------|
| Residential Acres: | Lots: | Units: | Projected No. of Residents: |
| Commercial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: 11.80 | Lots: | Sq. Ft. of Bldg. Area: 274,190 | Est. No. of Employees: |
| Other: | | | |

C. Assessor's Parcel No(s): APNs 317-240-017, -019, -020, -021; 317-240-028, -029; 317-240-039; 317-240-041.

Street References: The Project site is located at the northwest corner of the intersection of Harvill Avenue (N – S) at Placentia Avenue (E – W).

D. Section, Township & Range Description or reference/attach a Legal Description: Portion of SW¼ of the NE¼ of Section 13, Township 4 South, Range 4 West, San Bernardino Principal Meridian, California.

E. Brief description of the existing environmental setting of the project site and its surroundings:

Project Site: The Project site currently comprises 8 parcels: Assessor Parcel Numbers (APNs) 317-240-017, -019, -020, -021; 317-240-028, -029; 317-240-039; and 317-240-041. Westerly portions of the Project site (APNs 317-240-028, -029; 317-240-039; 317-240-041) are vacant disturbed properties.

Easterly portions of the Project site (APNs 317-240-017, -019, -020, and -021, approximately 4 acres) are developed with 4 single-family homes (one each per parcel). Within the Project site, Sharon Ann Lane (N – S) provides access to these 4 residences. All structures within the Project site will be demolished. Sharon Ann Lane will be vacated under the Project Parcel Map.

North: Properties are developed with warehouse uses.

South: Placentia Avenue comprises the Project site southerly boundary. Opposite the Project site and south of Placentia Avenue are vacant disturbed properties and one single-family residence.

West: Vacant disturbed properties (proposed for development of warehouse uses).

East: Harvill Avenue comprises the Project site easterly boundary. East of Harvill Avenue are vacant disturbed properties.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

General Plan Land Use Designation: Business Park (BP). The Project land uses are allowed under the site's existing Business Park General Plan Land Use designation. The Project does not propose or require amendment of the site's existing General Plan Land Use designation. The Project would not conflict with or obstruct General Plan Land Use policies.

Area Plan: Mead Valley Area Plan (MVAP). The MVAP Land Use Plan designates the Project site for Business Park (BP) uses. Land uses and development proposed by the Project are allowed under the site's MVAP BP Land Use designation. The Project does not propose or require amendment of the site's existing MVAP Land Use designation. The Project would not conflict with or obstruct MVAP Land Use policies.

Zoning: Existing Zoning designations of the Project site are: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). To allow for the Project land uses, a Zone Change (ZC) is proposed, designating the entire Project site M-SC. The Project land uses and development concepts would be permitted or conditionally permitted under the proposed M-SC Zoning designation. Under the proposed M-SC Zoning designation, the Project would not conflict with or obstruct applicable Zoning policies or Zoning regulations. The zone change will result in no net loss in residential capacity as the four existing units have already been removed from the County's housing capacity and are under the control of the Applicant.

2. **Circulation:** The Project would increase vehicular traffic along area roads. A County-approved Project Traffic Impact Analysis (TIA) has been prepared. Findings and conclusion of the Project TIA are summarized within this Initial Study/Mitigated Negative Declaration (IS/MND). The Project TIA is presented at IS/MND Appendix I. As discussed in this IS/MND, potential circulation impacts are less-than-significant, or would be less-than-significant with application of mitigation. The Project would not otherwise conflict with or obstruct applicable Circulation policies.

3. **Multipurpose Open Space:** The Project site is not identified as Open Space under either the General Plan or MVAP. The Project would not otherwise conflict with or obstruct applicable Multipurpose Open Space policies.

4. **Safety:** The Project site is located within the Airport Influence Area (AIA) for March Air Reserve Base/Inland Port Airport (MARB/IPA) and could affect or be affected by MARB/IPA operations. Additionally, geological/seismic hazards may affect the site. As discussed in this IS/MND, potential hazards/safety impacts are less-than-significant, or would be less-than-significant with application of mitigation. The Project would not otherwise conflict with or obstruct applicable Safety policies.

5. **Noise:** Project construction activities and operations have the potential to generate noise that would affect offsite properties. As discussed in this IS/MND, potential noise impacts are less-than-significant. The Project would not otherwise conflict with or obstruct applicable Noise policies.
6. **Housing:** The Project does not propose uses that would result in substantial population growth, creating a demand for additional housing. Four existing on-site single-family residential units have already been removed from the County's housing inventory, and are under the control of the Applicant.
7. **Air Quality:** Project construction activities and operations would generate criteria air pollutants and greenhouse gases (GHGs). As discussed in this IS/MND, potential air quality impacts would be less-than-significant. Potential GHG emissions impacts would be less-than-significant with application of mitigation. The Project would not otherwise conflict with or obstruct applicable Air Quality policies.
8. **Healthy Communities:** The Project represents development as envisioned under the General Plan. The Project would not result in potentially significant health effects. The Project would not otherwise conflict with or obstruct applicable Healthy Communities policies.
9. **Environmental Justice (After Element is Adopted):** n/a

B. General Plan Area Plan(s): Mead Valley Area Plan (MVAP)

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): General Plan Land Use Designation: Business Park (BP).

Area Plan: Mead Valley Area Plan (MVAP). The MVAP Land Use Plan designates the Project site for Business Park (BP) uses.

Zoning: Existing Zoning designations of the Project site are: Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC). To allow for the Project land uses, a Zone Change (ZC) is proposed, designating the entire Project site M-SC.

E. Overlay(s), if any: n/a

F. Policy Area(s), if any: March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area.

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Mead Valley Area Plan

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Business Park, Light Industrial, Low Density Residential

4. **Overlay(s), if any:** n/a

5. **Policy Area(s), if any:** March Air Reserve Base Airport Influence Area; Mt. Palomar Nighttime Lighting Policy Area.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Areas east of Sharon Lane are located within the "A" Street Corridor Specific Plan, County SP #100.

2. **Specific Plan Planning Area, and Policies, if any:** The "A" Street Corridor Specific Plan (SP #100) provides for alignment and design of Harvill Avenue only. This Specific Plan does not provide land use information (MVAP, p. 32).

I. **Existing Zoning:** Light Agricultural (A-1-1), Rural Residential (R-R-1), and Manufacturing-Service Commercial (M-SC).

J. **Proposed Zoning, if any:** Manufacturing-Service Commercial (M-SC).

K. **Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial (M-SC); Rural Residential (R-R-1); Industrial Park (I-P)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

| |
|---|
| A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED |
| <input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| <input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| <input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| AESTHETICS Would the project: | | | | |
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Mead Valley Area Plan; Riverside County General Plan; Riverside County Ordinance No. 348; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *No Impact.* The Project site is not located within a scenic highway corridor. There are no designated scenic highways within the MVAP boundaries (MVAP Figure 10, *Scenic Highways*). The only State Eligible Scenic Highway in the MVAP is State Route 74, which is located approximately 3 miles southerly of the Project site. At this distance, and due to intervening development and topography, the Project would not affect views along or from the State Route 74 corridor. Based on the preceding, the Project would have no impact on any scenic highway corridor.

b) *Less-Than-Significant Impact.* No scenic resources or significant natural features exist within the Project site. All Project land uses and development would be required to conform to applicable County design standards and development guidelines, thereby ensuring that the Project would not create or result in visually intrusive or objectionable features. Passing motorists would view a contemporary, cohesively designed, and landscaped development. Based on the preceding, the potential for the Project to substantially damage scenic resources, obstruct any prominent scenic vista

or view open to the public, or result in the creation of an aesthetically offensive site open to public view is considered less-than-significant.

c) *Less-Than-Significant Impact.* The Project is located in an urbanizing area of the County, and is subject to design standards and development regulations of the County Zoning Ordinance (Ordinance No. 348). To allow for the Project land uses, a Zone Change (ZC) is proposed, designating the entire Project site M-SC. The Project land uses and development concepts would be permitted or conditionally permitted under the proposed M-SC Zoning designation, and the Project would be required to comply with design standards and development regulations for the MS-C Zone. Please refer to Ordinance No. 348, Article XI, *M-SC Zone (Manufacturing-Service Commercial)*, Section 11.4, *Development Standards*, et al. The current Project Development Concept (see: IS/MND Section 2.0, *Project Description*; 2.4.2, *Development Concept*) incorporates, or could be feasibly implemented consistent with applicable Ordinance No. 348 design regulations and development standards. Through established design and development review processes, the County would assure that the Project as implemented, would, at a minimum, conform to applicable Ordinance No. 348 requirements. Conformance with Ordinance No. 348 requirements minimize the potential for the Project to result in or cause visual degradation.

Based on the preceding, the potential for the Project to degrade the existing visual character or quality of public views of the site and its surroundings; or conflict with applicable zoning and other regulations governing scenic quality is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source(s): GIS database; Mead Valley Area Plan; Riverside County Ordinance No. 655 (Regulating Light Pollution).

Findings of Fact:

a) *Less-Than-Significant Impact.* As shown at MVAP Figure 7, *Mt. Palomar Nighttime Lighting Policy Area*, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. All projects within Zone B are required to adhere to the requirements of Riverside County Ordinance No. 655. Compliance with Ordinance No. 655 acts to preclude or minimize potential interference with the nighttime use of the Mt. Palomar Observatory. The County, via established development review processes, would verify Project compliance with applicable Ordinance No. 655 provisions. Based on the preceding, the potential for the Project to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655 is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 3. Other Lighting Issues | | | | |
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant Impact.* Illumination of Project entrances, walkways, and parking areas would introduce new light to the Project site and vicinity. Light sources within the Project site would likely include building-mounted, wall-mounted, and pole-mounted light fixtures; and illuminated signs. All Project lighting would be required to comply with County lighting standards. See: Riverside County Ordinance No. 348, Article XI M-SC Zone, Section 11.4. Development Standards, K. *Lighting.* Consistent with Ordinance No. 348 requirements, “[a]ll lighting fixtures, including spotlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.” Compliance with County Lighting Development Standards would act to preclude or minimize any potential light and glare impacts. The County, via established development review processes, would verify Project compliance with applicable Ordinance No. 348 provisions. Based on the preceding, the potential for the Project to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable light levels is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 4. Agriculture | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Source(s): Riverside County General Plan; GIS database; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *No Impact.* As illustrated at General Plan Figure OS-2, *Agricultural Resources*, the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project would therefore not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) and would have no impact in this regard. Portions of the Project site are designated as Farmland of Local Importance. The General Plan Land Use designation of the Project site is Business Park indicating the County’s planned transition of the site from agricultural to urban use. Based on the preceding, the Project would have no impact related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) *Less-Than-Significant Impact.* Within the Project site, APN 317-240-017 (approximately 1.00 acres) is designated A-1-1, Light Agriculture, 1-Acre minimum. This property is currently developed with a single-family residence. As part of the Project, zoning of this property would be changed to M-SC. With approval of the proposed Zone Change, the Project would not conflict with existing agricultural zoning. The Project site is not otherwise zoned for agricultural uses. The Project site is not subject to a Williamson Act contract, nor located within a designated agricultural preserve. Based on the preceding, the potential for the Project to conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve is considered less-than-significant.

c) *Less-Than-Significant Impact.* As noted at Item 4 b, within the Project site, APN 317-240-017 (approximately 1.00 acres) is designated A-1-1, Light Agriculture, 1-Acre minimum. This property is currently developed with a single-family residence. As part of the Project, zoning of this property would be changed to M-SC. No other agriculturally-zoned properties exist within 300 feet of the Project site. The Project would not otherwise potentially conflict with the provisions of County Ordinance No. 625. On this basis, the potential for the Project to cause development of non-agricultural uses within 300 feet of agriculturally zoned property or to otherwise conflict with the provisions of County Ordinance No. 625 “Right-to-Farm” is considered less-than-significant.

d) *Less-Than-Significant Impact.* The Project does not propose or require uses or facilities that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Please refer also to Items 4 a – c. On this basis, the potential for the Project to involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | | | | |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan; Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a) *No Impact.* The Project site and vicinity properties are not zoned for forest land, timberland, or timberland zoned Timberland Production. The Project does not propose or require uses or facilities that would otherwise potentially affect properties zoned for forest land, timberland, or timberland zoned Timberland Production. On this basis, the Project would have no potential to conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production.

b) *No Impact.* As shown at General Plan Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, neither the Project site nor vicinity properties are designated forest land. The Project does not propose or require uses or facilities that would otherwise potentially result in the loss of forest land or conversion of forest land to non-forest use. On this basis, the Project would have no potential to result in the loss of forest land or conversion of forest land to non-forest use.

c) *No Impact.* The Project does not propose or require uses or facilities that would involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Please refer also to Items 5 a, b. On this basis, the Project would have no potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 6. Air Quality Impacts | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Source(s): SCAQMD; Preliminary Plans for the Placentia Logistics Project; *Placentia Logistics Air Quality Impact Analysis, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project AQIA, IS/MND Appendix A); *Placentia Logistics Mobile Source Health Risk Assessment, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project HRA, IS/MND Appendix B).

Findings of Fact:

General: Criteria pollutant analyses presented here are based on and summarized from *Placentia Logistics Air Quality Impact Analysis, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project AQIA). Analysis of potential health risks resulting from Project construction-source and operational-source air pollutant emissions is summarized from *Placentia Logistics Mobile Source Health Risk Assessment, County of Riverside* (Urban Crossroads, Inc.) June 2, 2020 (Project HRA). The Project AQIA and Project HRA are presented in their entirety at IS/MND Appendices A and B, respectively. Please refer to the Project AQIA and Project HRA for detailed analytic protocols and modeling outputs.

a) *Less-Than-Significant Impact.* The Project is located within the South Coast Air Basin (SCAB), which is characterized by relatively poor air quality. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over an approximately 10,743-square-mile area consisting of the four-county SCAB and the Los Angeles County and Riverside County portions of what used to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, as well as state and federal agencies, to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, state and federal air quality standards are exceeded in most parts of the Basin. In response, the SCAQMD has adopted Air Quality Management Plans (AQMPs) outlining strategies to achieve state and federal ambient air quality standards. AQMPs are periodically updated to reflect technological advances, recognize new or pending regulations, more effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy.

In March 2017, the SCAQMD released the Final 2016 AQMP (2016 AQMP). The 2016 AQMP incorporates the latest scientific and technical information and planning assumptions, including the *2016 – 2040 Regional Transportation Plan/Sustainable Communities Strategy* (2016 – 2040 RTP/SCS) and updated emission inventory methodologies for various source categories. Air quality conditions and trends presented in the 2016 AQMP assume that regional development will occur in accordance with population growth projections identified by SCAG in the 2016 – 2040 RTP/SCS.

The SCAG 2016 – 2040 RTP/SCS in turn derives its assumptions, in part, from general plans of cities located within the SCAG region. Accordingly, if a project is consistent with the development and growth projections reflected in the adopted general plan, it is considered consistent with the growth assumptions in the SCAG 2016 – 2040 RTP/SCS and 2016 AQMP. The 2016 AQMP further assumes that development projects within the region will implement appropriate strategies to reduce air pollutant emissions, thereby promoting timely implementation of the AQMP.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Criteria for determining consistency with the AQMP are identified at Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD *CEQA Air Quality Handbook* (1993). AQMP consistency criteria are listed below. Project consistency with, and support of these criteria is presented subsequently.

- **Criterion No. 1:** The project under consideration will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- **Criterion No. 2:** The project under consideration will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

Criterion No. 1: The violations that Criterion No. 1 refers to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. As evaluated, the Project's regional and localized construction-source emissions would not exceed applicable LSTs or regional significance thresholds. Further, the Project would implement applicable best available control measures (BACMs), and would comply with applicable SCAQMD rules, acting to further reduce potential air quality impacts. On this basis, the Project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations.

Criterion No. 2: Criterion No. 2 addresses consistency of a given project with approved local and regional land use plans and associated potential AQMP implications. That is, AQMP emissions models and emissions control strategies are based in part on land use data provided by local general plan documentation; and regional plans, which reflect and incorporate local general plan information.

Operational-Source Emissions

Projects that propose general plan amendments may increase the intensity of use and/or result in higher traffic volumes, thereby resulting in increased operational-source emissions (stationary and vehicular-sources) when compared to the AQMP assumptions. However, if a given project is consistent with and does not otherwise exceed the growth projections in the applicable local general plan, then that project would be considered consistent with the growth assumptions in the AQMP.

The Project site is designated as a Business Park (BP) Land Use under the County General Plan and Mead Valley Area Plan (MVAP). Warehousing/Light Industrial uses proposed by the Project are allowed under the site's current General and MVAP BP Plan Use designations. No General Plan Amendment (GPA) is required in conjunction with the Project. The Project would not result in growth or development not anticipated under the AQMP.

Construction-Source Emissions

Peak construction-source emissions are largely independent of land use assignments. Rather, construction-source emissions are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities. Project construction-source emissions are reflected in the AQMP assumptions, and would not result in AQMP inconsistencies.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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AQMP Consistency Conclusion

Project construction-source and operational-source emissions would not exceed any applicable regional or local thresholds. The Project would not result in or cause NAAQS or CAAQS violations. The Project does not propose or require amendment of the County General Plan, and the Project land uses are reflected in the AQMP. On this basis, the Project is considered to be consistent with the AQMP. The potential for the Project to conflict with or obstruct implementation of the AQMP is therefore less-than-significant.

b) *Less-Than-Significant Impact.* Project air pollutant emissions under no circumstances would exceed applicable SCAQMD thresholds. Project air pollutant emissions impacts would therefore be less-than-significant. Per SCAQMD significance guidance, less-than-significant impacts at the Project level are not cumulatively considerable. On this basis, the potential for the Project to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard is considered less-than-significant.

c) *Less-Than-Significant Impact.* Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. As concluded in the above discussion of Localized Air Quality Impacts, the sensitive receptors nearest the Project site would not be subject to emissions exceeding SCAQMD LSTs. Nor would the Project create or result in localized CO hot spots. The Project HRA, summarized herein, substantiates that the Project would not generate or result in localized DPM emissions that would create or result in potentially significant health risks.

Based on the preceding, the potential for the Project to expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions would be less-than-significant.

d) *Less-Than-Significant Impact.* Temporary, short-term odor releases are potentially associated with Project construction activities. Potential sources of odors associated with construction activities would include, but not be limited to: asphalt/paving materials, glues, paint, and other architectural coatings. Construction-source odor impacts are minimized through compliance with established regulations (Code of Federal Regulations[CFR], Subpart H-Materials Handling, Storage Use and Disposal, et al.) addressing construction materials storage, use, and disposal. In pertinent part the isolation/containment devices or mechanisms specified under these regulations prevent significant release of odors. The Project would be required to comply with these regulations.

Uses typically considered to be sources of odors or other emissions that could adversely affect a substantial number of people include agricultural operations, cement plants, wastewater treatment plants, and the like. The Project proposes none of these. Rather, the Project would implement contemporary light industrial warehouse uses. Refuse generated by the Project uses could be a source of localized odors. Project refuse is required to be collected, contained, and disposed of as stipulated by the Riverside County Department of Waste Resources (Department). As required by the Department refuse is to be disposed of in covered receptacles and routinely removed, thereby limiting the escape of odors to the open air. Any odors generated would be temporary and transient, with little or no potential to adversely affect a substantial number of people.

Further, all Project construction activities, uses and occupancies would be required to conform to SCAQMD Rule 402. Rule 402 provides in pertinent part that there shall be no "discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment,

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.”

Based on the preceding discussion, the potential for the Project to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people is considered less-than-significant.

Mitigation: No mitigation is required. Note: The Project AQIA assumes implementation of County of Riverside 2019 Climate Action Plan Update (CAP Update) Measure R2-CE1. Mandated compliance with CAP Update Measure R2-CE1 is incorporated as Mitigation Measure 20-2 at Initial Study Checklist Item 20, *Greenhouse Gases*.

Monitoring: No monitoring is required.

| BIOLOGICAL RESOURCES Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 7. Wildlife & Vegetation | | | | |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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Source(s): Riverside County GIS database; Preliminary Plans for the Placentia Logistics Project; *Barker Logistics East, Riverside County, California, Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis* (ELMT Consulting, Inc.) October 2019 (Project Biological Resources Assessment, IS/MND Appendix C); *Barker Logistics East Riverside County, California, Burrowing Owl Focused Survey Report* (ELMT Consulting, Inc.) March 2020 (Project Burrowing Owl Survey, IS/MND Appendix C).

Findings of Fact:

a) *Less-Than-Significant with Mitigation Incorporated.* The Project site is located in the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but is not located within any Criteria Cells or designated conservation areas. However, the Project site is located immediately adjacent to Criteria Cell 2529, which contributes to assembly of Proposed Non-Contiguous Habitat Block 4.

Section 6.1.4 of the MSHCP, *Guidelines Pertaining to Urban/Wildlands Interface*, addresses indirect effects associated with locating development in proximity to the MSHCP Conservation Area. As previously mentioned, the Project site is located immediately adjacent to Criteria Cell 2529. As a result, compliance with the Urban/Wildlife Interface Guidelines is incorporated into the Project as Mitigation Measure 7-1.

The site is also located within the MSHCP designated survey area for burrowing owl. Consistent with conservation goals of the MSCHP, a focused breeding season survey for burrowing owl has been conducted for the Project site. During the survey, several small mammal burrows were observed with the potential to provide suitable burrowing owl nesting habitat. All burrows encountered were examined for shape, scat, pellets, white-wash, feathers, tracks, and prey remains. Despite a systematic search, no burrowing owls or sign were observed on or within 500 feet (where accessible) of the Project site. As a result, burrowing owl are presumed absent from the Project site. However, out of an abundance of caution, and to ensure burrowing owl remain absent from the Project site, a 30-day burrowing owl pre-construction clearance survey shall be conducted prior to any ground-disturbing activities, as required by Mitigation Measure 7-2.

With the incorporation of Mitigation Measures 7-1 and 7-2, the potential for the Project to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan is considered less-than-significant.

b, c) *Less-Than-Significant with Mitigation Incorporated.* The following discussions summarize the findings of the Biological Resources Assessment.

Vegetation

No native plant communities or natural communities were observed on or adjacent to the Project site. The Project Biological Resources Assessment classified two types of land cover at the site: disturbed and developed. No special-status plant species or plant communities were observed. The Biological Resources Assessment determined that the Project site has a low (to no) potential to provide suitable habitat for any special-status plant species. No critical habitat would be affected by the Project.

Wildlife

No special-status wildlife species were observed on-site during the habitat assessment. Based on habitat requirements for specific species and the availability and quality of on-site habitat, it was

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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determined that the site has a moderate potential to support Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), burrowing owl, and California horned lark (*Eremophila alpestris actia*); and a low potential to provide suitable habitat for great egret (*Ardea alba*), great blue heron (*Ardea herodias*), ferruginous hawk (*Buteo regalis*), white-tailed kite (*Elanus leucurus*), and San Diego black-tailed jackrabbit (*Leus californicus bennettii*).

Vegetation within and surrounding the Project site has the potential to provide refuge cover from predators, perching sites and favorable conditions for avian nesting that could be impacted by construction activities associated with the Project. Impacts to nesting birds is prohibited by the Federal Migratory Bird Treaty Act of 1918 (MBTA).

Mitigation Measure 7-3 would reduce potential impacts to nesting birds to levels that would be less-than-significant. Impacts to burrowing owl are addressed by Mitigation Measure 7-2. With the incorporation of these measures, the potential for the Project to have a substantial adverse effect on any endangered or threatened species, or special-status species is considered less-than-significant.

d) *Less-Than-Significant Impact.* The Project site has not been identified as occurring in a wildlife corridor or linkage. However, the site is located east of MSHCP Proposed Noncontiguous Habitat Block 4 which is comprised of the Motte Rimrock Reserve, and provides habitat for MSHCP listed species Quino checkerspot butterfly (*Euphydryas editha quino*), coastal California gnatcatcher (*Polioptila californica*), and Stephens' kangaroo rat.

The Project will be confined to existing areas that have been heavily disturbed by grading/disking activities, historic agricultural uses, and residential development. The Project would not directly impact, prevent, or restrict the use of Motte Rimrock Reserve by MSHCP-listed species associated with Proposed Noncontiguous Habitat Block 4. Additionally, MSHCP Urban/Wildlife Interface Guidelines (implemented under Mitigation Measure 7-1) would act to preclude potential indirect impacts to wildlife corridors or linkages.

e, f) *No Impact.* The Biological Resources Assessment determined that the Project site does not support any discernible drainage courses, inundated areas, or wetland obligate vegetation that would be considered jurisdictional by the Corps, Regional Board, or CDFW, or qualify as riparian/riverine habitat under the MSHCP. Therefore, regulatory approvals from the Corps, Regional Board, and/or CDFW would not be required for implementation of the Project. As such, the Project does not have the potential to affect any riparian habitat or federally-protected wetlands, and the Project would have no impact in this regard.

g) *No Impact.* No other local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, have been identified as applicable to the Project or Project site.

Mitigation: No mitigation is required.

7-1 *The Project shall comply with Section 6.1.4 of the MSHCP, Guidelines Pertaining to Urban/Wildlands Interface, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development.*

7-2 *A final pre-construction burrowing owl clearance survey shall be conducted by the Project biologist to ensure burrowing owl remain absent from the Project site. The pre-construction survey shall be conducted within 30 days prior to any site-disturbing activities. If burrowing owl*

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Project Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls.

7-3 If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall be conducted within 3 days of the start of any vegetation removal or ground-disturbing activities to ensure that no nesting birds will be disturbed during construction. The Project biologist shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For listed and raptor species, this buffer shall be expanded to 500 feet. A biological monitor shall be present to delineate the boundaries of any required buffer areas and to monitor any active nests to ensure that nesting behavior is not adversely affected by construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area may proceed.

Monitoring: Mitigation shall be monitored through the County Conditions of Approval clearance process concurrent with the review of Project development permits.

CULTURAL RESOURCES Would the project:

8. Historic Resources

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Alter or destroy a historic site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source(s): Phase I Cultural Resources Assessment, Barker East Project, Unincorporated Riverside County, California (BCR Consulting, LLC) December 17, 2019 (Project Cultural Resources Assessment, IS/MND Appendix K); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant with Mitigation Incorporated.* As part of the Project Cultural Resources Assessment, a cultural resources records search and reconnaissance field survey for the Project site was completed. Under existing law, environmental documents must not include information about the location of an archeological site or sacred lands or any other information that is exempt from public disclosure pursuant to the Public Records Act. (Cal. Code Regs. § 15120(d)). Consistent with these requirements, detailed documentation of archaeological resources occurring or potentially occurring within the Project site is excluded here. This information is presented in the confidential Cultural Resources Appendix provided to the County.

Although the field survey failed to identify any historical resources within the Project site boundaries¹, the records search revealed that numerous prehistoric archaeological sites have been previously identified in the vicinity. On this basis, the Project Cultural Resources Assessment concluded that the

¹ Based on aerial photographs, the residences located along the western boundary of the site were not present in 1978. As such, they are not historic in age and do not warrant further consideration.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Project site is considered sensitive for buried cultural resources. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- human remains;
- historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements.

Based on the preceding, the Project Cultural Resources Assessment recommended that an archaeological monitor be present during any earthmoving activities proposed within the Project site boundaries. With the incorporation of Mitigation Measures 8-1 through 8-3, potential impacts to historic resources are considered less-than-significant.

Mitigation:

8-1 (Project Archaeologist): Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to 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. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including 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.

8-2 (Unanticipated Resources): If during ground disturbance activities, unique cultural resources² are discovered, the following procedures shall be followed:

- i. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of

² Unique cultural resources are defined, for this condition only, as being multiple 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 its sacred or cultural importance as determined in consultation with the Native American Tribe(s).

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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the cultural resource. A meeting shall be convened between the developer, the archaeologist, the tribal representative, and the Planning Director to discuss the significance of the find.

ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

iii. Grading or further ground disturbance shall not resume within the area of the discovery until a decision has been made through consultation with all relevant parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will continue if needed.

iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.

v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the County for their review and approval prior to implementation of the said plan.

vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b), if the project will cause damage to a unique archaeological resource, the County shall determine if reasonable efforts can be formulated to permit any or all of these resources to be preserved in place or left in an undisturbed state. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the County Planning Director for decision. The County Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe(s).

8-3 (Phase IV Monitoring Report): Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Monitoring: Mitigation shall be monitored through the County Conditions of Approval clearance process concurrent with the review of Project development permits.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 9. Archaeological Resources | | | | |
| a) Alter or destroy an archaeological site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Phase I Cultural Resources Assessment, Barker East Project, Unincorporated Riverside County, California (BCR Consulting, LLC) December 17, 2019 (Project Cultural Resources Assessment, IS/MND Appendix K); Preliminary Plans for the Placentia Logistics Project.

Findings of Fact:

a, b) *Less-Than-Significant with Mitigation Incorporated.* The Project Cultural Resources Assessment determined that the Project site is considered sensitive for buried cultural resources, and recommended archaeological monitoring. With the incorporation of Mitigation Measures 8-1 through 8-3 presented previously, potential impacts to archaeological resources would be less-than-significant.

c) *Less-Than-Significant Impact.* There are no known or potential interred human remains within the Project site. The likelihood of encountering human remains in the course of Project development is minimal. Further, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law. Based on the preceding, the potential for the Project to disturb any human remains, including those interred outside of formal cemeteries is considered less-than-significant.

Mitigation: Please refer to Mitigation Measures 8-1 through 8-3 presented above.

Monitoring: See above.

ENERGY Would the project:

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| 10. Energy Impacts | | | | |
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan; Riverside County Climate Action Plan ("CAP"); CCR Title 24, Part 6: Energy Efficiency Standards; CCR, Title 24, Part 11: California Green Building Standards Code; Placentia Logistics Project Air Quality Impact Analysis; Placentia Logistics Project Greenhouse Gas Analysis; Preliminary Plans for the Placentia Logistics Project.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Findings of Fact:

a) ***Less-Than-Significant Impact.*** As supported by the following discussions, Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy, and potential Project impacts in these regards would be less-than-significant. Further, energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy-producing or energy transmission facilities. The Project would not create or otherwise result in a potentially significant impact affecting energy resources or energy delivery systems.

Construction Energy Efficiency/Conservation Measures

Equipment used for Project construction would conform to CARB regulations and California emissions standards, and would demonstrate related fuel efficiencies. There are no unusual Project characteristics or construction processes that would require actions or the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). The Project would also implement applicable efficiency/conservation measures provisions of the County of Riverside Climate Action Plan Update, November 2019 (CAP Update). Project construction activities would therefore not result in inefficient, wasteful, or unnecessary consumption of power or fuel.

Additionally, certain incidental construction-source energy efficiencies would likely accrue through implementation of California regulations. More specifically, California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) *Idling*, limits idling times of construction vehicles to no more than five minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints.

Indirect construction energy efficiencies and energy conservation would be achieved through the use of recycled/recyclable materials and related procedures, and energy efficiencies realized from bulk purchase, transport and use of construction materials. Use of recycled and recyclable materials and use of materials in bulk also reduces energy demands associated with preparation and transport of construction materials as transport and disposal of construction waste and solid waste in general, with corollary reduced demands on area landfill capacities and energy consumed by waste transport and landfill operations.

Construction Waste Management Plan

Consistent with Section 5.408, *Construction Waste Reduction, Disposal, and Recycling* of the California Green Building Standards Code (CALGreen Code), as adopted by the County, the Project would recycle or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste. A Project Construction Waste Management Plan would also be prepared consistent with Section 5.408.1.1 of the CALGreen Code.

Operational Energy Efficiency/Conservation Measures

The Project would meet or surpass standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the County. The Project would also implement applicable efficiency/conservation measures provisions of the CAP Update.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Enhanced Vehicle Fuel Efficiencies

Potential maximum vehicle fuel consumption from vehicles accessing the Project would occur under Project Opening Year (2021) Conditions. Under future conditions, average fuel economies of vehicles accessing the Project site can be expected to improve as older, less fuel-efficient vehicles are removed from circulation. Average fuel economies of vehicles accessing the Project site can also be expected to improve over time in response to fuel economy and emissions standards imposed on newer vehicles entering the transportation system.

Project Design and Access

The Project proposes light industrial warehouse uses within an urbanizing context, proximate to, and readily accessible from regional and local roadways. In these regards, the Project setting proximate to transportation corridors facilitates access to the Project generally.

Alternative Transportation Modes

Availability of alternative transportation modes described below would act to generally reduce commuter-related fuel consumption.

Bus Service

Riverside Transit Authority (RTA) is the public transit agency serving the Study Area and unincorporated Riverside County generally. RTA transit route maps and schedules are available at: <http://www.riversidetransit.com/index.php/riding-the-bus/maps-schedules>. There is currently no transit service proximate to (within 0.25 miles of) the Project site. Transit service is reviewed and updated by RTA periodically to address ridership, budget and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The Project Applicant would work in conjunction with RTA to potentially accommodate bus service to the site.

Trails and Bikeway System

In an effort to promote alternative modes of transportation, the County of Riverside also includes a trails and bikeway system. Proximate to the Project site, there is a proposed Class II bike path along Cajalco Expressway, Regional Trail along Placentia Avenue, and Community Trail along Tobacco Road.

Pedestrian Access

There are existing pedestrian facilities located along portions of Harvill Avenue and Placentia Avenue within the study area.

Landscaping

Drought-tolerant plants would be used where appropriate. Project landscaping would be required to conform to County requirements presented in the County of Riverside Comprehensive Landscape Guidelines. See also <https://rctima.org/trans/Land-Development/Landscape-Development>.

Solid Waste Diversion/Recycling

The Project would be required to comply with applicable State of California and County solid waste diversion/recycling rules and regulations. These laws and regulations include but are not limited to: State AB 939, State AB 341; CALGreen Code Section 5.408, *Construction Waste Reduction, Disposal, and Recycling*; and Riverside County Department of Waste Resources waste reduction/recycling requirements (see: <https://www.rcwaste.org>). In combination, these laws and regulations act to reduce the amount of solid waste transported to, and disposed at area landfills. Corollary reduced demands on

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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area landfill capacities and energy consumed by waste transport and landfill operations would likely result.

As supported by the preceding discussions, the potential for the Project to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation is considered less-than-significant.

b) *Less-Than-Significant Impact.* Project consistency with State and County Energy Efficiency/Energy Conservation Plans and related policies and/or regulations relevant to the Project are summarized at Table 10-1. In addition to the plans, policies, and regulations listed below, the State and County have also implemented measures that reduce air pollutant emissions and greenhouse gases. As a corollary effect, these measures in part act to promote energy efficiency and reduce energy consumption. Discussions of these plans, policies, and regulations are presented at Checklist Topics *Air Quality* and *Greenhouse Gas Emissions*.

**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

| PLANS, POLICIES, REGULATIONS | Remarks |
|--|---|
| STATE of CALIFORNIA | |
| California Code of Regulations (CCR) Title 24, Part 6: Energy Efficiency Standards California Code Title 24, Part 6 (also referred to as the California Energy Code), was promulgated by the CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption. To these ends, the California Energy Code provides energy efficiency standards for residential and nonresidential buildings. The Project would be required to comply with energy efficiency standards in effect at the time of building permit application(s). | Consistent: <i>The Project would be designed, constructed and operated to meet or exceed incumbent CCR Title 24 Energy Efficiency Standards. On this basis, the Project is determined to be consistent with, and would not interfere with or obstruct implementation of Title 24 Energy Efficiency Standards.</i> <i>Based on the preceding, the Project is considered consistent with CCR Title 24, Part 6: Energy Efficiency Standards.</i> |
| CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen). CALGreen is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011. CALGreen is updated on a regular basis, with the most recent update consisting of the 2016 California Green Building Code Standards that became effective January 1, 2017. Under state law, local jurisdictions are permitted to adopt more stringent requirements. | Consistent: <i>The Project would be designed, constructed and operated to meet or exceed incumbent CCR Title 24 CALGreen Standards. On this basis, the Project is determined to be consistent with, and would not interfere with or obstruct implementation of Title 24 CALGreen Standards.</i> <i>Based on the preceding, the Project is considered consistent with CCCR, Title 24, Part 11: CALGreen.</i> |
| COUNTY of RIVERSIDE GENERAL PLAN | |
| Open Space Element | |
| Policy OS 11.2: Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments. | Consistent: <i>The Project would be required to comply with on-site renewable energy production requirements presented in the County of Riverside Climate Action Plan Update, November 2019 (CAP Update pp. 4-11, 4-12, R2-CE1, Clean Energy). The Project does not propose or require designs or operations that would interfere with or obstruct County actions to support, permit, or encourage use of solar energy. Please refer also to related discussions presented at Checklist Topic Greenhouse Gas Emissions.</i> <i>Based on the preceding, the Project is considered consistent with General Plan Policies OS 11.2, OS 11.3, OS 11.4.</i> |
| Policy OS 11.3: Permit and encourage the use of passive solar devices and other state-of-the-art energy resources. | |
| Policy OS 11.4: Encourage site-planning and building design that maximizes solar energy use/potential in future development applications. | |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

| PLANS, POLICIES, REGULATIONS | Remarks |
|--|---|
| Policy OS 16.1: Continue to implement Title 24 of the State Building Code California Code of Regulations (the "California Building Standards Code"), particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24. | Consistent: Please refer to remarks above addressing Project consistency with CCR Title 24, Part 6: Energy Efficiency Standards, and CCR, Title 24, Part 11: CALGreen. |
| Policy OS 16.14: Coordinate energy conservation activities with the County Climate Action Plan (CAP) as decreasing energy usage also helps reduce carbon emissions. | Consistent: The Project would conform to and implement applicable provisions of the CAP. Please refer also to related discussions presented at Checklist Topic Greenhouse Gas Emissions. Based on the preceding, the Project is considered consistent with General Plan Policy OS 16.14. |
| Policy OS 16.9: Encourage increased use of passive, solar design and day-lighting in existing and new structures. | Consistent: Please refer to remarks above addressing Project consistency with General Plan Policies OS 11.2, OS 11.3, OS 11.4. |
| Air Quality Element | |
| Policy AQ 4.1: Require Encourage the use of all feasible building materials/methods which reduce emissions. | Consistent: The Project would conform to or surpass all CCR Title 24, Part 6: Energy Efficiency Standards, and CCR, Title 24, Part 11: CALGreen building design and materials requirements. Conformance with these requirements acts to conserve energy and reduce energy-source emissions. Please refer also to related discussions presented at Checklist Topics Air Quality, and Greenhouse Gas Emissions. Based on the preceding, the Project is considered consistent with General Plan Policy AQ 4.1. |
| Policy AQ 4.2: Encourage the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units. | Consistent: The Project would employ energy efficient equipment and appliances that conform to or surpass CCR Title 20 Appliance Efficiency Regulations. The Project would not interfere with or obstruct County efforts to encourage use of all feasible efficient heating equipment and other appliances. Based on the preceding, the Project is consistent with General Plan Policy AQ 4.2. |
| Policy AQ 4.3: Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible. | Consistent: The Project would implement centrally heated facilities with automated time clocks and/or occupant sensors to control heating where feasible. Based on the preceding, the Project is consistent with General Plan Policy AQ 4.3. |
| Policy AQ 5.2: Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. | Consistent: The Project would incorporate energy efficient designs and operations consistent with County and State requirements. The Project would not interfere with or obstruct County efforts to adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. Based on the preceding, the Project is consistent with General Plan Policy AQ 5.2. |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Table 10-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency**

| PLANS, POLICIES, REGULATIONS | Remarks |
|--|--|
| <p>Policy AQ 5.4: Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.</p> | <p>Consistent: <i>To the extent practical, the Project would orient buildings, building elements, and site facilities to conserve energy and promote energy efficiencies. The Project would not interfere with or obstruct County efforts to encourage the incorporation of energy-efficient design elements.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 5.4.</i></p> |
| <p>Policy AQ 18.1: Baseline emissions inventory and forecast. Riverside County CAP has included baseline emissions inventory with data on County's CO₂e emissions for specific sectors and specific years. The carbon inventory greatly aids the process of determining the type, scope and number of GHG reduction policies needed. It also facilitates the tracking of policy implementation and effectiveness. The carbon inventory for the County consists of two distinct components; one inventory is for the County as a whole, as defined by its geographical borders and the other inventory is for the emissions resulting from the County's municipal operations.</p> | <p>Consistent: <i>The Project Greenhouse Gas Analysis (GHGA) provides an inventory of Project-source GHG emissions. The Project GHG emissions inventory supports County efforts to establish a County-wide GHG emissions inventory for specific sectors and specific years. Please refer also to Checklist Topic Greenhouse Gas Emissions. The Project would not interfere with or obstruct County efforts to inventory sources and quantities of GHG emissions.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.1.</i></p> |
| <p>Policy AQ 18.2: Adopt GHG emissions reduction targets. Pursuant to the results of the Carbon Inventory and Greenhouse Gas Analysis for Riverside County, future development proposed as a discretionary project pursuant to the General Plan shall achieve a greenhouse gas emissions reduction of 25% compared to Business As Usual (BAU) project in order to be found consistent with the County's Climate Action Plan (CAP).</p> | <p>Consistent: <i>Project GHG emissions impact have been evaluated in the context of GHG emissions reductions targets and performance standards established under the incumbent County Climate Action Plan (Riverside County Climate Action Plan Update, November 2019 [CAP Update]). The Project GHGA substantiates that the Project would achieve a greenhouse gas emissions reduction consistent with the CAP Update. Please refer also to Checklist Topic Greenhouse Gas Emissions.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.2.</i></p> |
| <p>Policy AQ 18.3: Develop a Climate Action Plan for reducing GHG emissions. The Riverside County CAP has been developed to formalize the measures necessary to achieve County GHG emissions reduction targets. The CAP includes both the policies necessary to meet stated targets and objectives. These targets, objectives and Implementation Measures may be refined, superseded or supplemented as warranted in the future.</p> | <p>Consistent: <i>The Project conforms to and implements applicable provisions of the CAP Update.</i></p> <p><i>The Project would not interfere with or obstruct County efforts to implement the CAP Update, CAP Update policies, or CAP Update emissions reduction targets. Please refer also to Checklist Topic Greenhouse Gas Emissions.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.3.</i></p> |
| <p>Policy AQ 18.4: Implement policies and measures to achieve reduction targets. The County shall implement the green-house gas reduction policies and measures established under the County Climate Action Plan for all new discretionary development proposals.</p> | <p>Consistent: <i>The Project would implement applicable greenhouse gas reduction policies and measures established under the CAP Update.</i></p> <p><i>The Project would not interfere with or obstruct County efforts to implement the CAP Update, CAP Update policies, or CAP Update emissions reduction targets. Please refer also to Checklist Topic Greenhouse Gas Emissions.</i></p> <p><i>Based on the preceding, the Project is consistent with General Plan Policy AQ 18.4.</i></p> |
| <p>Policy AQ 18.5: Monitor and verify results. The County shall monitor and verify the progress and results of the CAP periodically. When necessary, the CAP's "feedback" provisions</p> | <p>Consistent: <i>The Project GHG emissions inventory supports County efforts to monitor and verify GHG reduction targets established under the CAP Update.</i></p> |