

3.14 - Public Services

This section describes the existing public services setting and potential effects from project implementation on the site and its surrounding area. The information contained in this section was collected from local public agencies and county departments. Other relevant public service data was assembled through official websites, email, and correspondence. Additionally, information in this section is also based on the Economics & Politics, Inc. January 2014 Economic Impact of Gateway Distribution Center analysis and the Kosmont Companies, 2015 Fiscal Impact Analysis and Economic Benefit Analysis prepared for the project. The correspondence and the Fiscal and Economic Analyses are included as Appendix J of this Recirculated Draft EIR (RDEIR).

3.14.1 - Existing Conditions

Fire Services

To understand the existing fire protection services setting in the project area and whether implementation of the project could potentially impact existing fire protection facilities in the area, Ben Johnson, Planning and Development Supervisor with the California Department of Forestry and Fire Protection (CAL FIRE) was contacted via email on June 11, 2013.

Fire prevention, fire protection, and emergency medical assistance are provided by the Riverside County Fire Department (RCFD). In addition to providing fire protection services to unincorporated areas, the RCFD provides fire protection services to 16 cities on a contractual basis.

Fire response for the County is part of a mutual aid program with all of the cities in the County. Upon receipt of the call for services, RCFD will dispatch the closest resources in the area to respond to the call. The ECC is a combined county, state, and local agency dispatch center, which is responsible for alerting and handling incidents over a 7,200-square-mile area (Riverside County Integrated Project 2003 General Plan Final Program Environmental Impact Report Volume I). The cities immediately adjacent to Riverside County contract for emergency services with the RCFD and are part of RCFD's Cooperative Regional Integrated Fire Protection System. Other jurisdictions typically participate through mutual or automatic aid agreements with CAL FIRE and RCFD (Johnson pers. comm.).

The majority of Riverside County fire stations have a minimum of three career firefighters on duty at all times; typically, an officer, a paramedic, and a firefighter. Station 21 has two career firefighters on duty at all times, and no paramedics. Volunteer firefighters may augment the career firefighters.

According to the RCFD Strategic Plan Addendum, the County is divided into four land use designation Areas for fire protection purposes: (1) Urban, (2) Suburban, (3) Rural, and (4) Outlying.

According to the RCFD Strategic Plan, each land use designation is broken into individual categories relating to fire control goals: (1) Fire station location; (2) Suppression initiated; (3) Full assignment in operation; and (4) Initial attack fire control. There are minute values assigned to each land use designator. The values are currently in place through adoption; however, there have been internal adjustments based on new information, operational needs and technologies. While the adopted

Fire Protection Master Plan created standardized guidelines for response and station locations, the information was largely based on available documents and references from the 1980s and prior. Current technology, equipment and dispatch policies have advanced and created the ability to extend spatial distance between facilities (RCFD Strategic Plan 2009). Based on the Addendum to the Strategic Plan and confirmation by RCFD, the project area would be considered to be within the suburban category. Suburban is described as medium- to medium-high density residential, light industrial and/or light commercial. As a warehouse use, the project would align with the aforementioned characterization.

There are several County fire stations within 5 miles of the general project area. Station 21 (906 Park Avenue, Calimesa, California, 92320) is located approximately 2.65 miles northwest of the project site. This station is staffed with two professional firefighters who are both trained for basic life support, and equipped with one engine. No other specialized equipment is present at Station 21. This station's total response time of 7 minutes and 5 seconds is well within the response time standard for a "rural" land use as defined by RCFD in its Strategic Master Plan and correspondence with RCFD (Lawe pers. comm.). However, as previously discussed, the project area would fall within the suburban category. "Suburban" area response time goals are 6 minutes 30 seconds (Lawe pers. comm.).

Station 22 (10055 Avenida Miravilla in Cherry Valley, California, 92223) is located approximately 2.75 miles northeast of the project site and has a total response time of 7 minutes and 43 seconds. This station has one paramedic assessment engine (RCFD 2003d). The City of Beaumont fire station (Fire Station 20) (1550 East 6th Street, Beaumont, California, 92223) is equipped with one paramedic assessment engine, two engines, and one dozer. This station is located approximately 4.7 miles southeast of the project site. Another City of Beaumont fire station, Fire Station 66, located at 628 Maple Street is equipped with one paramedic assessment engine, and has a total response time of 8 minutes and 22 seconds. This fire station is located approximately 3.7 miles southeast of the project site.

With the exception of Station 21, all stations are equipped with a minimum of one engine and three professional firefighters, at least one of whom is an advanced life support paramedic. Within the RCFD, the nearest ladder truck is located at Station 2 (Sunnymead) at 24935 Hemlock, Moreno Valley, California, 92557. This station would have a total response time of 21 minutes and 50 seconds (Lawe pers. comm.). A ladder truck is also located at the Morongo Reservation Station (as part of Morongo Band of Mission Indians Fire Department) at 11581 Potrero Road, Banning, California, 92220 (Johnson pers. comm.).

Sheriff Services

To understand the existing law enforcement services setting in the project area and whether implementation of the project could potentially impact existing law enforcement facilities in the area, Don Fortney, Administrative Sergeant with the Riverside County Sheriff's Department's Cabazon station was contacted via email on June 25, 2013.

The Riverside Sheriff's Department is the second largest Sheriff's Office in California, managing five correctional facilities, Coroner-Public Administrator duties, and providing court services (Riverside County 2013b). As shown on the Sheriff Department's website, the project is within one of the communities served by the Cabazon Sheriff's Station, which serves the following communities:

Cabazon, Calimesa, Cherry Valley, Morongo Indian Reservation, Poppet Flats, San Gorgonio San Timoteo Canyon, Twin Pines, and Whitewater. The Cabazon Sheriff Station is located at 50290 Main Street in Cabazon, approximately 14.1 miles southeast of the project site. The Cabazon station would provide first-response service within the project area. The project would fall into the patrol area recognized as Zone-I, Beat 42, of the Cabazon Sheriffs Station’s jurisdiction. Approximate response times for patrol units to emergency calls throughout the project area are:

- Priority 1 Calls—8.43 minutes
- Priority 2 Call—16.35 minutes
- Priority 3 Calls—28.01 minutes
- Priority 4 Calls—35.07 minutes (Fortney pers comm.)

Below is a description of the number and types of vehicles and special equipment available at the Cabazon station. The Cabazon Sheriff’s Station maintains a fleet of patrol vehicles (black and white emergency rated sedans) and 4-wheel drive (black and white patrol vehicles). The vehicle fleet is sufficient to maintain proper levels of service in reference to fielding patrol deputies. The Cabazon Sheriff’s Station currently has three K-9 handlers assigned to the station that may be used during their specified duty hours or on a call-out, emergency need(s) basis. Specialty equipment such as helicopters are available through the County during their specified duty hours or on a call-out, emergency need(s) basis. Historically, the Cabazon Sheriff’s Station has used mutual assistance on an emergency need(s) basis from outlying agencies including but not limited to:

1. Other outlying Riverside County Sheriff’s Department patrol stations
2. San Bernardino County Sheriff’s Department
3. California Department of Forestry
4. Banning Police Department
5. Beaumont Police Department
6. California Highway Patrol
7. Calimesa Police Department (Contract City, staffed by personnel from the Cabazon Sheriff’s Station)

Table 3.14-1 outlines the closest County of Riverside Sheriff stations to the project site.

Table 3.14-1: Sheriff Station Statistics

Sheriff Station	Address	Miles from Project Site
San Jacinto Police Department	160 W. 6th Street. San Jacinto, CA 92583	13.5
Moreno Valley Police Dept.	22850 Calle San Juan De Los Lagos Moreno Valley, CA 92553	14.0
Cabazon Station	50290 Main Street Cabazon, CA 92230	14.1

Source: Don Fortney, Administrative Sergeant with the Riverside County Sheriff’s Department’s Cabazon station. Pers. comm: email. June 25, 2013.

School Services

The Beaumont Unified School District (BUSD) provides school facilities for the project area, including the unincorporated area of Cherry Valley and the City of Beaumont. The School District operates six elementary schools (K-6), two middle schools (7-8), two high schools (9-12)—one of which is a continuation high school—and one adult school (BUSD 2013c). The project site is within the attendance boundary Brookside Elementary School, Mountain View Middle School, and Beaumont High School (BUSD 2013a). Table 3.14-2 identifies each school location, grades served, and enrollment figures.

Table 3.14-2: Beaumont Unified School District Local School Facilities

School	Grades	Current Enrollment (2012–2013 School Year)	Address
Elementary Schools			
Anna M. Hause Elementary	K-6	776	1015 Carnation Lane Beaumont, CA 92223
Tournament Hills Elementary	K-5	724	36611 Champions Drive Beaumont, CA 92223
Palm Elementary	K-5	636	751 N. Palm Avenue Beaumont, CA 92223
Sundance Elementary	K-5	750	1520 E. 8th Street Beaumont, CA 92223
Three Rings Ranch Elementary	K-5	646	1040 Claiborne Beaumont, CA 92223
Brookside Elementary	K-5	603*	38755 Brookside Avenue Beaumont, CA 92223
Middle Schools			
Mt. View Middle School	6-8	956*	200 Cougar Way Beaumont, CA 92223
San Geronio Middle School	6	1,043	1591 Cherry Avenue Beaumont, CA 92223
High Schools			
Beaumont High School	9-12	2,369*	39139 Cherry Valley Boulevard Beaumont, CA 92223
Alternative Education Facilities			
Wellwood Resource Center Special Education Center	K-5	N/A	715 Wellwood Avenue Beaumont, CA 92223
San Andreas High School	5-12	152	3232 Pacific Street Highland, CA 92346
Glen View (Continuation) High School	9-12	101	902 E. Ninth Street Beaumont, CA 92223

Table 3.14-2 (cont.): Beaumont Unified School District Local School Facilities

School	Grades	Current Enrollment (2012–2013 School Year)	Address
Laura May Stewart Performance School Home Education Community Day Center/Wellwood Resource Center Special Education Center	N/A	N/A	715 Wellwood Avenue Beaumont, CA 92223
Beaumont Adult School	N/A	N/A	1575 Cherry Avenue Beaumont, CA 92223
Beaumont Adult School	N/A	N/A	1575 Cherry Avenue Beaumont, CA 92223

Notes:
N/A= not available
* February 4, 2014 NOP comment letter from the Beaumont Unified School District

Sources:
Website: <http://dq.cde.ca.gov/dataquest/SearchName.asp?rbTimeFrame=oneyear&rYear=2012-13&cName=Beau&Topic=Enrollment&Level=District&submit1=Submit>. Accessed April 24, 2013.
Website: http://www.beaumont-ca.schoolloop.com/cms/page_view?d=x&piid=&vpid=1251955385310. Accessed April 17, 2013.
Website: <http://www.beaumont-ca.schoolloop.com/>. Accessed April 17, 2013
FirstCarbon Solutions, 2013.

The project is within the attendance boundaries of the following schools:

Table 3.14-3: Impacted School Sites

Name of School	Design Capacity	Current Enrollment*	Planned Expansion
Brookside Elementary School	930	603	None
Mountain View Middle School	1,350	956	None
Beaumont High School	3,660	2,369	None

Note:
* February 4, 2014 NOP comment letter from the Beaumont Unified School District
Source: June 5, 2013 Letter from the Beaumont Unified School District in response to an Information Request Letter sent for the project (Grundman, pers. comm.)

Library Services

The Riverside County Library System is comprised of 35 branch libraries and two bookmobiles serving a population of more than 2 million residents. Library management offices are located at 5840 Mission Boulevard in Riverside. For over 85 years, Riverside County contracted with the City of Riverside for Library services. The library system was administered by a city-appointed Board of Library Trustees comprised entirely of City of Riverside residents. However, in 1990, due to fiscal

changes, LSSI (a private firm) was selected to operate the County Library System. Riverside became the first public library system in the nation to outsource its library operations to a private firm¹.

3.14.2 - Regulatory Setting

State Regulations

California Building Standards Code

The 2010 California Building Standards Code (CBC), contained in Part 2 of Title 24 of the California Code of Regulations (CCR), identifies building design standards, including those for fire safety. The CBC is based on the 2012 International Building Code but has been modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local city and county building officials for compliance with the CBC. Typical fire safety requirements of the CBC include the installation of sprinklers in multi-family buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

California Fire Code

The California Fire Code, contained in Part 9 of CCR Title 24, incorporates by adoption the International Fire Code of the International Code Council, with California amendments. The California Fire Code regulates building standards set forth in the CBC, fire department access, fire protection systems and devices, fire and explosion hazards safety, hazardous materials storage and use, and standards for building inspection. The California Fire Code is updated and published every 3 years by the California Building Standards Commission.

Quimby Act

The Quimby Act sets a standard park space to population ratio of up to 3 acres of park space per 1,000 persons. Cities with a ratio of higher than three acres per 1,000 persons can set a standard of up to 5 acres per 1,000 persons for new development. The calculation of a City's park space to population ratio is based on a comparison of the population count of the last federal Census to the amount of City-owned parkland. A 1982 amendment (Assembly Bill 1600) requires agencies to clearly show a reasonable relationship between the public need for a recreation facility or parkland and the type of development project on which the fee is imposed.

Senate Bill 50

Senate Bill 50 (funded by Proposition 1A, approved in 1998) limits the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development, and provides instead for a standardized developer fee. SB 50 generally provides for a 50/50 state and local school facilities funding match. SB 50 also provides for three levels of statutory impact fees. The application level depends on whether state funding is available, whether the school district is eligible for state funding, and whether the school district meets certain additional criteria involving bonding capacity, year-round school, and the percentage of moveable classrooms in use.

¹ <http://www.lssi.com/communities/riverside-county-ca/> Accessed May 6, 2014.

California Government Code, Section 65995(b) and Education Code, Section 17620

SB 50 amended Section 65995 of the California Government Code, which contains limitations on Section 17620 of the Education Code, the statute that authorizes school districts to assess development fees within school district boundaries. Section 65995(b)(3) of the Government Code requires the maximum square footage assessment for development to be increased every two years, according to inflation adjustments. On January 22, 2014, the State Allocation Board approved an inflationary increase applicable to “Level 1” developer fees to \$3.36 per square foot for residential development and \$0.54 for commercial development. The increases take effect immediately, and constitute a 4.93 percent change over the previously authorized amounts of \$3.20 for residential development and \$0.51 for commercial (State Allocation Board 2014). School districts may levy higher fees if they apply to the SAB and meet certain conditions.

Mitigation Fee Act

Enacted as Assembly Bill 1600 on January 1, 1989, the Mitigation Fee Act (California Government Code 66000-66008) requires a local agency that is establishing, increasing, or imposing an impact fee as a condition of development to identify the purpose and proposed use of the fee. The agency also must demonstrate a reasonable relationship between the fee and the purpose for which it is charged, and between the fee and the type of development project on which it is to be levied.

Local Regulations

Fire Services

The RCFD is the Operational Area Coordinator for the California Fire and Rescue Mutual Aid System for all fire service jurisdictions in Riverside County. The RCFD also has several automatic aid agreements with other city jurisdictions as well as the adjacent National Forests. The County of Riverside contracts with the State of California for fire protection. Public Resources Code (PRC) 4142 affords legal authority for the California Department of Forestry and Fire Protection (CAL FIRE) to enter into agreements with local government entities to provide fire protection services with the approval of the Department of General Services. By virtue of this authority, CAL FIRE administers the RCFD (RCFD About Us 2003).

CAL FIRE’s Fire Hazard Severity Zones in the State Responsibility Area (SRA) Map shows that the project site is located in a high fire hazard severity zone within a State Responsibility Area (CAL FIRE 2012). However, the area is not listed as a Very High Fire Hazard Severity Zone for Local Response Areas by CAL FIRE (Johnson, pers. comm.).

Fire policies and regulations governing the unincorporated areas of Riverside County include Riverside County Ordinance No. 787, Riverside County Fire Protection Master Plan, California Public Resources Code No. 4290, the Uniform Fire Code, and the Uniform Building Code.

Riverside County Ordinance No. 787 (as amended through 787.7)² is based on the California Building Code, and outlines fire protection standards for the safety, health, and welfare of the citizens of the

² Website: www.rivcocob.org/ords/700/787.pdf. Accessed November 13, 2015.

County. Items regulated by Ordinance No. 787 include, but are not limited to storage of hazardous materials, water supply, and brush clearance.

Fire Mitigation Fee

The fire mitigation fee was authorized by the Riverside County Board of Supervisors to fund the acquisition of land, buildings, furnishings, and apparatus necessary to mitigate fire risks. The mitigation fee requirement is identified during the land development review process by RCFD Emergency Services Engineering and Planning Staff located at TLMA Permit Assistance Centers. Current fee amounts are \$400 per single-family dwelling unit and \$0.25 per square foot for all other types of developments. The fee typically is due prior to the recordation of land divisions; however, there are provisions for deferral of the fee to the building permit stage. Payment of the fee is made to Fire Department staff located at the TLMA Permit Assistance Centers.

According to the County of Riverside website (County of Riverside Planning Department 2013), in addition to the application fees for Planning approvals and Building Permits, a property owner or developer may be required to pay other types of development fees. These may include developer mitigation fees and/or fire mitigation fees as described above.

Sheriff Services

Riverside County Sheriff's Department has established the following criteria for its staffing requirements in unincorporated areas of the County (Riverside County Integrated Project 2003 General Plan Final Program Environmental Impact Report Volume I):

- One sworn officer per 1,000 population
- One supervisor and one support staff employee per seven officers
- One patrol vehicle per three sworn officers
- One school resource officer per school

County of Riverside General Plan

The Land Use Element of the Riverside County General Plan establishes the following policies regarding public services.

Fiscal Impacts

The County's focus will be on resources providing child care and recreation services to the school-age and teen population. It will develop and implement a plan to expand services to more residents, in cooperation with other community agencies, and will ensure quality programming by providing facilities and working conditions that retain staff. The County will support the provision of child care and early education services for infants and preschoolers by other agencies. Riverside County is expected to double its population by the year 2020. Not only does this growth place an additional burden on existing services, infrastructure, and facilities, but there is an ongoing need to address deteriorating facilities and infrastructure.

One of the challenges associated with this population increase will be to ensure that new growth pays for its share of public services and infrastructure, and that existing residents are not burdened

with the costs of that new growth. In addition, the intent is to enhance the County's long-term financial solvency.

To achieve these goals, constant diligence is necessary to monitor the level of existing services, such as police and fire, the operation and maintenance of various facilities, and staffing levels, so that the County can respond to potential changes. The County recognizes that not every project can have a positive fiscal impact (e.g. low income housing, transit facility), but that overall the County must achieve a fiscal balance.

Land Use Element

Policies

- **LU 10.1:** Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.

The proposed project complies with this policy because all applicable public facilities fees will be paid for the proposed project.

- **LU 10.2:** Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County.

The proposed project complies with this policy because a fiscal impact and economic benefit analysis has been prepared by Kosmont Companies for the proposed project (see Appendix J).

3.14.3 - Thresholds of Significance

The County of Riverside utilizes Appendix G of the State CEQA Guidelines as its thresholds of significance for CEQA analysis. Further, the County provides a number of additional environmental considerations as part of the County's Environmental Assessment Checklist.

Would the project:

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

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services?

According to the State CEQA Guidelines Appendix G thresholds, to determine whether impacts to public services are significant environmental effects, the following questions are analyzed and evaluated.

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

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

3.14.4 - Project Impact Analysis and Mitigation Measures

This section discusses potential impacts associated with the project and provides mitigation measures where necessary.

Fire Protection

Impact PS-1: **The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.**

Impact Analysis

The County of Riverside General Plan requires new development within the County to follow specific policies to reduce impacts to fire services, which are listed previously in this section under the heading, "County of Riverside General Plan." Based on recent correspondence with Fire Captain Bill Lawe, the project would require a first alarm assignment of five engines and one truck company. According to the provided statistics, County Fire Station 21 (the closest fire station to the project at 2.65 miles to the northwest) currently has a response time of 7 minutes and 5 seconds. County Fire Station 22, located 2.75 miles from the project site, has a total response time of 7 minutes and 43 seconds. All other local fire stations are located at greater distances from the site and would have longer response times. None of the engines/truck(s) required would be able to reach the site in under 6 minutes and 30 seconds, and would therefore not meet the suburban response time goal. This existing response time deficit would exist even without development of the project. Thus, the project would potentially contribute to existing cumulative impacts to response times within the area (see Section 4, Cumulative Impacts).

The project will further impact RCFD's ability to provide an acceptable level of emergency services, which will be most effectively addressed through the Applicant's required participation in the County's development impact fee program. Participation in development impact fees typically provides the flexibility necessary to RCFD to determine what capital expenditures/assets (e.g., new station, engine, equipment, etc.) are best suited to maintain acceptable service (Johnson, pers. comm.). The Riverside County Fire Department has developed a methodology to determine the location of future fire stations. The adopted November 2009 Riverside County Fire Department Strategic Plan provides goals and implementation measures to ensure adequate fire protection within the County through 2029.

The Strategic Planning Bureau was formed in 2007 and reviews guidelines utilized to evaluate response and station placement related to speed, intersections, traffic, time of day, etc. This analysis is used as a fire station needs assessment tool. The information is used to determine threshold values for square footage of commercial/industrial and residential units allowed prior to a facility requirement. These thresholds are applied through the planning process for predetermined locations within planning area zoning layers. It is recommended that this planned methodology continue to be used in order to establish appropriate facility placement concurrent with the adopted Strategic Plan response criteria.

The project will be required to pay its "fair share" contribution into the County's development impact fee program. The current County development impact fees (DIF) rates for Fire Protection Facilities within the Pass Area Plan are \$1,779 per acre of industrial development (County of Riverside 2015). Based on the project's planned 1,823,760 square feet, the project would be assessed approximately \$291,743 in development impact fees³, with additional Fire Mitigation Fees set at \$0.25 per square foot of non-residential development. Fire Mitigation Fees are estimated at approximately \$455,940,⁴ and would ultimately be finalized during the land development review process by RCFD Emergency Services Engineering and Planning Staff located at TLMA Permit Assistance Centers. Total project fees related to fire protection and related infrastructure would be approximately \$747,683.⁵ The Applicant would be required to submit payment of such fees prior to issuance of occupancy permits. Payment of these fees is mandatory and is therefore not included as mitigation.

The project would not require the provision of new or physically altered fire protection facilities on its own. Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company is recommended for every 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy. The project's square footage would not meet this threshold, and therefore would not trigger the need to create new or physically altered fire protection facilities, based on County standards. Although the project would generate an incremental increase for fire and emergency service, the project's contribution to the existing response time deficiency would be rendered less than cumulatively considerable with the payment of development impact and mitigation fees.

³ 1,779 per acre x 164 applicable acres (Parcel 1, Parcel 2, Cherry Valley, Storm Drain and Grading, and overall backbone acreage included) = \$291,743 (County of Riverside 2015). Final (total) fees will be determined by the County of Riverside and are subject to change.

⁴ This is an estimate based on available data, subject to change.

⁵ This is an estimate based on available data, subject to change.

In addition, the project will be developed in conformance with all applicable RCFD and building code standards to meet fire flow/pressure requirements and emergency access requirements. The two project buildings would include internal sprinkler systems for additional fire suppression.

Furthermore, the project would indirectly contribute to the RCFD's ability to improve response times by contributing to the County's DIF and Transportation Uniform Mitigation Fee (TUMF) fee programs and by constructing interim improvements at the Cherry Valley Boulevard/I-10 Freeway interchange. Such program contributions and improvements would aid in reducing existing traffic impacts. Therefore, impacts to fire services are considered less than significant and no mitigation is required.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

Police/Sheriff Protection

Impact PS-2: **The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.**

Impact Analysis

For worst-case analysis purposes, the project is anticipated to operate 24 hours a day, 7 days a week. Based on a project-specific economic study, the project is estimated to create approximately 577 new jobs during construction, and approximately 748 jobs during operation (Kosmont 2015). For further information on employment estimate assumptions, see discussion in Section 3.13, Population and Housing, or the economic reports in this RDEIR's Appendix J. During some of the construction period, construction fencing will be placed along the perimeter of the property, and full time security personnel will monitor the site and its contents.

The completed project will include permanent fencing, and all of the truck parking areas will be gated. During ongoing operations, the center and its occupants may choose to use in-house or third-party security personnel to monitor the perimeter and interior of the grounds. Security cameras, alarms and other systems may be implemented.

In addition, the deployment of high security check-in and checkout procedures may be used to ensure the security of the goods kept within the center. Those procedures may include screening, metal detectors and or inspections of personnel and or visitors.

The Riverside County Sheriff's Department (RCSD) provides law enforcement services. To maintain adequate funding for law enforcement facilities, the County has implemented the Development Impact Fee Program. This fee can be used to pay for one-time capital improvements, such as the purchase of land and equipment or the construction of new facilities. The project will be required to pay the established development mitigation fee prior to issuance of a certificate of occupancy for the proposed project buildings.

Warehouse uses typically do not generate a substantial number of law enforcement service calls, compared with residential or commercial uses. Based on the nature of the project and the security measures described above, the project is not anticipated to impact service ratios or response times such that additional RCSD facilities would need to be constructed. RCSD was provided with a copy of the January 6, 2014 Notice of Preparation and did not indicate any concerns with respect to increased service calls, service call response times, or the need to construct additional RCSD facilities as a result of the proposed project.

The County of Riverside requires the project to pay Development Impact Fees that will be used to obtain additional staffing and/or equipment in order to offset any of the potential increases in enforcement service calls. The current County DIF rate for Criminal Justice Public Facilities is \$1,925 per acre of industrial development. Thus, the project would be required to pay approximately \$315,686 to offset incremental impacts to police protection services.⁶ Payment of these fees is mandatory and is therefore not included as mitigation.

The project will not require new construction or physical alteration of existing law enforcement facilities, and impacts to Sheriff services are anticipated to be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

⁶ \$1,925 per acre x 164 applicable acres (Parcel 1, Parcel 2, Cherry Valley, Storm Drain and Grading, and overall backbone acreage included) = \$315,686. Final/total fees will be determined by the County of Riverside and are subject to change.

Schools

Impact PS-3: **The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.**

Impact Analysis

The project does not propose land uses that would directly generate new student enrollment at existing schools. However, the project could indirectly add students by creating new employment opportunities that may entice new residents to move into the area. Based on a project-specific economic study, the project is estimated to create approximately 577 temporary jobs and 748 permanent full-time equivalent jobs⁷ once operational (Kosmont 2015). However, it is anticipated that the vast majority of the new positions will be filled from existing residents in the area, as opposed to creating positions that require a specific skill-set that necessitates the hiring of individuals from outside the region. According to the Economic Impact report, the Pass Area had an 11.5 percent unemployment rate in 2013, down from 17.6 percent in 2010 (Economics 2014). For further information on employment estimate assumptions, see discussion in Section 3.13, Population and Housing, and the economic reports in Appendix J.

At present, there is capacity for additional schools at the BUSD's facilities; however, the BUSD anticipates that this capacity will be insufficient to accommodate expected student growth over the next several years. The pace of home construction in the BUSD is expected to increase significantly, as several projects are in the preliminary and active planning stages and are awaiting approval to begin construction. No homes are proposed as part of the project, and as detailed below, school impact fees will be paid by the project to offset potential impacts. Further, as addressed above, it is anticipated that the vast majority of the new positions will be filled from existing residents in the area. Thus, it is not expected that a substantial quantity of new school-aged children will relocate within the BUSD boundary as a result of the project, as a majority of future employees will already reside within the area and will not have to relocate.

As discussed, the project site falls within the boundaries of the BUSD. The BUSD currently imposes fees of \$0.54 per square foot for commercial/industrial projects. (Beaumont Unified School District Developer Impact Fees 2013). Additionally, SB 50 mandates that school-related impacts are covered by lawful payment of required school impact fees. Based on the project's planned 1,823,760 square feet, the project would be assessed approximately \$984,830 in school impact fees (1,823,760 square feet multiplied by \$0.54 per square foot of commercial square footage).⁸ The project will be required to pay these fees, which shall serve to reduce any impacts to school facilities to less than significant. Payment of these fees is mandatory and therefore is not included as mitigation.

Level of Significance Before Mitigation

Less than significant impact.

⁷ Includes off-site indirect and induced jobs.

⁸ Confirmed by Lisa Tarrats, Facilities Coordinator. Final fees are subject to change.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

Parks

Impact PS-4: **The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.**

Impact Analysis

As discussed in Section 3.15, Recreation, there is a potential for the project to draw new residents to the project area because of the new employment opportunities. Although the exact number of new residents is speculative, the increase is not expected to substantially increase demands on existing neighborhood or regional parks, because it is not anticipated that a substantial number of new residents would be drawn to the project area for the new jobs. Further, since most positions would be filled by employees already living within the local region, it is assumed that these employees would already be utilizing local recreational opportunities and parks. Regardless, even if all new positions generated by the project were filled with out-of-area employees, it would not be sufficient to negatively impact any parks. Employees of the project would not be expected to utilize park facilities during the workday. Therefore, the project would have a less than significant impact with respect to parks.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

Other Public Facilities

Impact PS-5: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities, such as libraries or health services.

Impact Analysis

Library Services

It is anticipated that the vast majority of the new positions will be filled from existing residents in the area. Thus, it is not expected that a substantial quantity of people will relocate within the County Library system's service area as a result of the project, as a majority of future employees will already reside within the area and will not have to relocate. Furthermore, employees of the project would not be expected to utilize library services during working hours. Based on the current ratio of residents to library facilities, the project's modest increase in new residential population will represent only a nominal shift in square foot of library space per capita in the County. Therefore, the project is anticipated to have a less than significant impact related to library services.

Health Services

There are approximately 18 hospitals⁹ in the overall County area. As previously addressed, it is anticipated that the vast majority of the new positions will be filled from existing residents in the area. Thus, it is not expected that a substantial quantity of people will relocate within these hospitals' general service area as a result of the project, as a majority of future employees will already reside within the area and will not have to relocate. Based on the current ratio of residents to hospitals, the project's modest increase in new residential population will represent only a nominal shift in hospital facilities per capita in the County. Therefore, the project is anticipated to have a less than significant impact with regard to health services.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

⁹ Page S-35 of the County of Riverside 2015 General Plan Safety Element.