

HARVILL AT WATER INDUSTRIAL PROJECT

(Plot Plan No. 220002)

SCH NO. 2022050490

prepared for
Riverside County
4080 Lemon Street
Riverside, CA 92502

prepared with the assistance of
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November 2023

Final Environmental Impact Report

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**FINAL
ENVIRONMENTAL IMPACT REPORT
HARVILL AT WATER INDUSTRIAL PROJECT (PLOT PLAN
NO. 220002)
RIVERSIDE COUNTY, CALIFORNIA
STATE CLEARINGHOUSE NO. 2022050490**

PREPARED FOR:

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November 2023

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ACRONYMS AND ABBREVIATIONS

°C	degrees celsius
µg/m ³	micrograms per cubic meter
AB 52	California Assembly Bill 52
ACM	asbestos-containing material
AF	acre-feet
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
AQIA	Air Quality Impact Analyses
AQMP	Air Quality Management Plan
APN	Assessor's Parcel Number
ATCM	airborne toxic control measure
BAAQMD	Bay Area Air Quality Management District
BACM	best available control measure
BACT	best available control technology
Basin	South Coast Air Quality Basin
BAU	business as usual
BFE	base flood elevation
bgs	below ground surface
BMPs	Best Management Practices
CAA	Clean Air Act of 1970
CAAA	CAA Amendments of 1990
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
CAP	Climate Action Plan of 2013
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act of 1988
CDA	Chino Desalter Authority
CDFW	California Department of Fish and Wildlife
CC&Rs	Covenants, Conditions, and Restrictions
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CGEU	California Gas and Electric Utilities 2016 California Gas Report
CGS	California Geological Survey
CH ₄	methane
CHAPIS	Community Health Air Pollution Information System (CARB)
CHRIS	California Historical Resources Inventory System
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
CRHR	California Register of Historical Resources
CTP	Clean Truck Program
CUP	Conditional Use Permit

dB	decibel
dBA	A-weighted decibels
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EMS	Emergency Medical Services
ESA	Environmental Site Assessment
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act of 1973
FMMP	Farmland Mapping and Monitoring Program
gal/day	gallons per day
GHG	greenhouse gas
GWP	global warming potential
Handbook	Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005)
HAPs	hazardous air pollutants
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HDT	Heavy Duty Trucks
HFCs	hydroflouorocarbons
Hot Spots Act	Air Toxics Hot Spots Information and Assessment Act of 1987
HP	horsepower
HPLV	High Pressure Low Volume
HVAC	heating, ventilating, and air conditioning
ICU	intersection capacity utilization
I	Interstate
IEUA	Inland Empire Utilities Agency
LBP	lead-based paint
LCFS	Low Carbon Fuel Standard
LEED	Leadership in Energy and Environmental Design
LEV	Low Emission Vehicle
LID	low impact development
LOS	level of service
LSTs	localized significance thresholds
MACT	maximum available control technology
MBTA	Migratory Bird Treaty Act of 1918
MCC	Material Culture Consulting
mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric tons
MPO	metropolitan planning organization
MT	metric tons
MT CO _{2e}	metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
N ₂ O	nitrous oxide
NAHC	Native American Heritage Commission
NALs	numeric action levels
NCCP	Natural Community Conservation Plan
NESHAP	national emissions standards for HAPs
NH ₃	ammonia
NHPA	National Historic Preservation Act of 1966
NHTSA	National Highway Traffic and Safety Administration

NOP	Notice of Preparation
NO ₂	nitrogen oxide
NO _x	nitrogen oxide
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NRCS	U.A. Department of Agriculture Natural Resources Conservation Service
O ₃	ozone
Pb	lead
PDF	project design feature
PFCs	perfluorocarbons
PM _{2.5}	particulate matter less than 2.5 micrometers in aerodynamic diameter
PM ₁₀	particulate matter less than 10 micrometers in aerodynamic diameter
ppb	parts per billion
PPP	Plans, Programs, and Policies
PRC	Public Resources Code
PRIMP	Paleontological Resources Impact Mitigation Plan
PWS	public water supplier
REC	recognized environmental conditions
ROG	reactive organic gas
RP-5	IEUA Regional Water Recycling Plant No. 5
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SB 18	California Senate Bill 18, Ch. 905 (2004)
SC	Standard Condition
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison Company
SCS	Sustainable Communities Strategy
SF	square feet
SF ₆	sulfur hexafluoride
SIP	state implementation plan
SO ₂	sulfur dioxide
SO ₃	sulfur trioxide
SO ₄	sulfates
SoCalGas	Southern California Gas Company
SO _x	sulfur oxides
SP	Specific Plan
SR	State Route
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWQMP	Storm Water Quality Management Plan
SWRCB	Storm Water Resources Control Board
TACs	toxic air contaminants
TIA	Traffic Impact Analysis
tpy	tons per year
TTCP	traditional tribal cultural places
TUA	traditional use area
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service

UTRs	utility tractors
UWMP	Urban Water Management Plan
VdB	velocity levels expressed in decibel notation
VMT	vehicle miles travelled
VOC	volatile organic compounds
WDR	Waste Discharge Requirements
WFA	Water Facilities Authority
Williamson Act	California Land Conservation Act of 1965
WQC	Water Quality Certification

1. Introduction

This Final Environmental Impact Report (FEIR; Final EIR) has been prepared in conformance with the environmental policy guidelines for the implementation of the California Environmental Quality Act (CEQA) to evaluate the environmental effects that may result from construction and operation of the proposed Harvill at Water Industrial Project (proposed Project).

According to CEQA Guidelines Section 15132, the FEIR shall consist of:

- (a) The Draft Environmental Impact Report (DEIR; Draft EIR) or a revision of the Draft EIR;
- (b) Comments and recommendations received on the Draft EIR, either verbatim or in summary;
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR;
- (d) The responses of the lead agency to significant environmental points raised in the review and consultation process;
- (e) Any other information added by the lead agency.

This document contains responses to comments received on the Draft EIR during the public review period, which began June 2, 2023 and ended on July 17, 2023. This document has been prepared in accordance with CEQA, the State CEQA Guidelines, and represents the independent judgment of the lead agency, the County of Riverside. This document and the circulated Draft EIR comprise the Final EIR in accordance with CEQA Guidelines, Section 15132.

1.1 Format of the Final EIR

The following chapters are contained within this document:

Chapter 1, Introduction. This chapter describes CEQA requirements and the content of the Final EIR.

Chapter 2, Response to Comments. This chapter provides a list of agencies and organizations who commented on the Draft EIR, as well as copies of their comment letters received during and following the public review period, and individual responses to their comments.

Chapter 3, Revisions to the Draft EIR. This chapter contains revisions made to the Draft EIR as a result of the comments received by agencies and organizations as described in Chapter 3, and/or errors and omissions discovered subsequent to release of the Draft EIR for public review.

The County of Riverside has determined that none of this material constitutes significant new information that requires recirculation of the Draft EIR for further public comment under CEQA Guidelines Section 15088.5. The additional material clarifies existing information prepared in the Draft EIR and does not present any new substantive information. None of this new material indicates that the project would result in a significant new environmental impact not previously disclosed in the Draft EIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that would not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

Chapter 4, Mitigation, Monitoring, and Reporting Program. This chapter includes the Mitigation Monitoring and Reporting Program (MMRP). CEQA requires lead agencies to “adopt a reporting and mitigation monitoring program for the changes to the project which it has adopted or made a condition of project

approval in order to mitigate or avoid significant effects on the environment” (CEQA Section 21081.6, CEQA Guidelines Section 15097). The MMRP was prepared based on the mitigation measures included in this Final EIR and has been included as Chapter 4.0.

1.2 CEQA Requirements Regarding Comments and Responses

CEQA Guidelines Section 15204(a) outlines parameters for submitting comments and reminds persons and public agencies that the focus of review and comment of Draft EIRs should be “*on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible ... CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.*”

CEQA Guidelines Section 15204(c) further advises, “*Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.*” Section 15204 (d) also states, “*Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.*” Section 15204 (e) states, “*This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.*”

In accordance with CEQA, Public Resources Code (PRC) Section 21092.5, copies of the written responses to public agencies are being forwarded to those agencies at least 10 days prior to certification of the Final EIR, with copies of this Final EIR document, which conforms to the legal standards established for response to comments on the Draft EIR pursuant to CEQA.

Chapter 2. Response to Comments

Section 15088 of the CEQA Guidelines requires the Lead Agency, the County of Riverside, to evaluate comments on environmental issues received from public agencies, organizations, companies, and individuals who reviewed the Draft EIR (DEIR) and prepare written responses. This section includes copies of all written comment letters received on the DEIR and the County of Riverside's responses to the comment letters. Comment letters and specific comments are numbered for reference purposes which correspond with the County's response. A summary of each numbered comment in the commenter's letter precedes the County's response.

PUBLIC COMMENTS

The following is a list of public agencies, organizations, and individuals or interested parties that submitted comments on the DEIR during the public review period. The comment letters received on the DEIR and responses to those comments are provided on the following pages.

Letter Number	Agency/Organization/Name	Comment Date Received	RTC Page Number
Agencies			
1	Eastern Municipal Water District	June 15, 2023	2-3
2	South Coast Air Quality Management District	July 14, 2023	2-7
3	City of Perris	July 17, 2023	2-15

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LETTER 1: Eastern Municipal Water District, Received June 15, 2023 (2 pages)



June 15, 2023

Riverside County Planning Department
Attention: Krista Mason, Project Planner
4080 Lemon Street 12th Floor
Riverside, CA 92501

Subject: EMWD Comments for the Harvill at Water Industrial Project Notice of Availability of Draft Environmental Impact Report

Location: Southwest corner of Water Street and Harvill Avenue in the Mead Valley Area of Riverside County, California.

Dear Ms. Krista Mason:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to comment on the Notice of Availability of Draft Environmental Impact Report for the Harvill at Water Industrial Project (project). The project proposes the construction of a 434,823 square foot industrial warehouse building, including 10,000 square foot office space, and the option to utilize approximately 30 percent, or 130,477 square feet of the building for cold storage. The project would include a truck trailer parking lot, landscaping, and associated infrastructure on a 20.57 gross acre site. The project would also include 54 dock doors installed along the eastern portion of the building.

1.1

EMWD offers the following comments:

To define the impact(s) on the environment and on existing EMWD facilities, and as development within this area occurs **over time, the proponents of implementing development projects shall consult EMWD's** Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), formally known as the Plan of Service (POS), to detail all pertinent facilities necessary to serve such implementing development projects, resulting in an approved DC, prior to final design and plan check of such facilities.

1.2

Board of Directors

Philip E. Paule, *President* Stephen J. Corona, *Vice President* Jeff Armstrong Randy A. Record David J. Slawson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

T 951.928.3777 • F 951.928.6177 www.emwd.org

EMWD Comments
June 15, 2023
Page 2

To help define EMWD’s Design Conditions, EMWD requires beginning dialogue with project proponents at an early stage in the site design and development, via a one-hour complementary Due Diligence meeting. To set up this meeting the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our web page www.emwd.org, then select the “Developer” link, then select the “New Development Process Forms” link. This meeting will offer the following benefits:

1.3

1. Describe EMWD’s development process.
2. Identify project scope and parameters.
3. Provide a preliminary review of the project within the context of existing infrastructure.
4. Discuss potential candidacy for recycled water service.
5. Identify project submittal requirements to start the Design Conditions review.

Following the Due Diligence meeting, and to proceed with a project, the Design Conditions will need to be developed by the developer’s engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process and approval will provide the following:

1.4

1. Technical evaluation of the project’s demands and existing system capacities.
2. Identification of impacts to existing facilities.
3. Identification of additional on-site and off-site facilities, necessary to serve the project.
4. Identification of easement requirements, if necessary.
5. Identification of potential EMWD’s cost participation in facility oversizing, if applicable.

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Al Javier Digitally signed by Al Javier
Date: 2023.06.15 14:30:14
-07'00'

Alfred Javier
Director of Environmental and Regulatory Compliance

ARJ: hs



RESPONSE TO COMMENT LETTER 1: Eastern Municipal Water District

Comment 1.1: This comment thanks the Lead Agency for the opportunity to comment on the Project and provides a summary of the Project.

Response 1.1: The comment is introductory in nature and does not contain any information requiring changes to the Draft EIR. No further response is warranted.

Comment 1.2: This comment explains that the Eastern Municipal Water District (EMWD) requires that new implementing development projects consult with the EMWD's Development Services Department to compare the proposed and existing water demands and sewer flows. The EMWD would then prepare Design Conditions (DC) for the implementing project which would need to be approved prior to final design and plan check of the facility. The comment then provides the steps that are needed to initiate the consultation meeting and what is provided following the DC process and approval.

Response 1.2: This comment does not specifically discuss the information disclosed within the Harvill at Water Industrial Project Public Review EIR (Public Review EIR or EIR) nor does it raise any environmental concerns. The Project Applicant has consulted with the EMWD and has completed Phase I for the initial due diligence consultation and Phase II, DC, (EMWD Project No. WO 78026) which satisfies the request of the letter. Therefore, this comment does not raise any concerns regarding the content or conclusions of the EIR and no further response is warranted.

Comment 1.3: This comment states that the EMWD requires a preliminary due diligence meeting to discuss the EMWD review process and the Project.

Response 1.3: This comment does not specifically discuss the information disclosed within the Harvill at Water Industrial Project Public Review EIR (Public Review EIR or EIR) nor does it raise any environmental concerns. The Project Applicant has consulted with the EMWD and has completed Phase I for the initial due diligence consultation and Phase II, DC, (EMWD Project No. WO 78026) which satisfies the request of the letter. Therefore, this comment does not raise any concerns regarding the content or conclusions of the EIR and no further response is warranted.

Comment 1.4: This comment states that after the due diligence meeting, the Project's engineer would need to prepare the Design Conditions, which would be reviewed and approved by the EMWD. The comment discusses the requirements for the Design Conditions analysis.

Response 1.4: This comment does not specifically discuss the information disclosed within the Harvill at Water Industrial Project Public Review EIR nor does it raise any environmental concerns. The Project Applicant has consulted with the EMWD and has completed Phase I for the initial due diligence consultation and Phase II, DC, (EMWD Project No. WO 78026) which satisfies the request of the letter. Therefore, this comment does not raise any concerns regarding the content or conclusions of the EIR and no further response is warranted.

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LETTER 2: South Coast Air Quality Management District, Received July 14, 2023 (3 pages)



SENT VIA E-MAIL:

July 14, 2023

kmason@rivco.org

Krista Mason, Project Planner
 Riverside County Planning Department
 P.O. Box 1409 Riverside, CA 92502-1409

**Draft Environmental Impact Report (Draft EIR) for
 the Plot Plan No. 220002 (PPT 220002) Project (Proposed Project)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The Riverside County is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. The following comments include recommended revisions to the health risk impacts during operation, and information about South Coast AQMD air permits that the Lead Agency should include in the Revised Draft EIR or the Final EIR.

2.1

South Coast AQMD Staff's Summary of Project Information in the Draft EIR

Based on the Draft EIR, the Lead Agency proposes construction of a 434,823 square foot warehouse on 20.57 acres.¹ The project scenario, with the largest quantity of emissions have been evaluated, assumes that 130,447 square footage (sf), 30 percent of the overall sf, will be used as high-cube cold storage warehouse. The remaining 304,376 sf would be developed as high-cube fulfillment center warehouse use.² The Proposed Project is located at the southwest corner of Harvill Avenue and Water Street in Mead Valley.³ Based on a review of aerial photographs, South Coast AQMD staff found that the nearest sensitive receptor (a residential house) is located within 117 feet south of the Proposed Project site. The construction period is anticipated to last 17 months, which was expected to begin in January 2023 and end in May 2024.⁴

2.2

South Coast AQMD Staff's Comments on the Draft EIR

Health Risk Assessment (HRA) Analysis

South Coast AQMD staff found that there are more than ten single-family residences located near the southern and western boundaries of the Proposed Project site. However, only two of them are used as receptors in the HRA and provided in its associated dispersion modeling files. The other residential houses located in between the two receptors are not included as residential receptors in the HRA. Given the fact that the primary truck routes are in the western and southern area from the Proposed Project site, the highest ground level concentration of diesel particulate matters from the dispersion modeling results is expected to occur in this area. As a result, it appears that the receptors in the model are not dense enough to capture the maximum

2.3

¹ Draft EIR, p. 13.

² Ibid. p. 13.

³ Ibid. p. 13.

⁴ Appendix B_Air Quality Impact Analysis. p. 34.

Krista Mason

July 14, 2023

pollutant concentrations to estimate the maximum cancer risk values. South Coast AQMD staff recommends that the Lead Agency revise the health risk assessment and dispersion modeling files by adding more residential receptors on the west and south side of facility.

2.3 cont.

In addition, based on the construction and operational HRA modeling files, the ANNUAL⁵ keyword was used for pollutant averaging time in the control pathway in the AERMOD model. However, according to the South Coast AQMD Risk Assessment Procedures v8.1 and South Coast AQMD Modeling Guidance for AERMOD,⁶ the detailed HRA utilizing AERMOD should be run using the averaging time PERIOD and 1-hour. Since the construction and operational HRAs of the Proposed Project using ANNUAL, South Coast AQMD staff recommend that the Lead Agency re-run the construction and operational HRAs utilizing PERIOD and 1-hour averaging time to determine the health risk impacts to the sensitive receptors and off-site workers and include the revised results in the Final EIR. If the revision is not included in the Final EIR, the Lead Agency should provide reasons for not having them supported by substantial evidence in the record.

2.4

Lastly, staff also found that the warehouse building is not included in the building downwash option in the AERMOD dispersion model during operation. The ground level pollutant concentrations near the building would be under-estimated if the downwash effects were absent in the dispersion modeling. Therefore, building downwash should be considered for the Proposed Project operation in order to predict more accurate ground-level concentrations.

2.5

South Coast AQMD Air Permits and Responsible Agency Role

If the construction or operation of the Proposed Project requires using the new stationary and portable sources, including but not limited to emergency generators, fire water pumps, boilers, spray booths, and etc., air permits from South Coast AQMD will be required. The Revised Draft EIR or Final EIR should include a discussion on stationary and portable equipment requiring South Coast AQMD permits and identify South Coast AQMD as a Responsible Agency for the Proposed Project. Any assumptions used for the stationary and portable sources in the Revised Draft EIR or the Final EIR will also be used as the basis for the permit conditions and limits for the Proposed Project. Please contact South Coast AQMD’s Engineering and Permitting staff at (909) 396-3385 for questions relative to air permits. General information on air permits is also available on South Coast AQMD’s webpage at: <http://www.aqmd.gov/home/permits>.

2.6

Conclusion

Pursuant to California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(b), the Lead Agency is required to provide South Coast AQMD written responses to all comments contained herein at least 10 days prior to certifying the Revised Draft EIR or the Final EIR. In addition, as provided by CEQA Guidelines Section 15088(c), if the Lead Agency’s position is at variance with the recommendations provided in this comment letter, detailed

2.7

⁵ South Coast AQMD Risk Assessment Procedures v8.1. Access at: <http://www.aqmd.gov/docs/default-source/permitting/rule-1401-risk-assessment/riskassessproc-v8-1.pdf>

⁶ 11 South Coast AQMD Modeling Guidance for AERMOD. Access at: [South Coast AQMD Modeling Guidance for AERMOD](#)

Krista Mason

July 14, 2023

reasons supported by substantial evidence in the record to explain why specific comments and suggestions are not accepted must be provided.

2.7 cont.

We appreciate the opportunity to review the Proposed Project. Thank you for considering these comments. South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Sahar Ghadimi, Air Quality Specialist, at sghadimi@aqmd.gov should you have any questions.

Sincerely,

Sam Wang

Sam Wang
Program Supervisor, CEQA IGR
Planning, Rule Development & Implementation

SW:SG
RVC230613-09
Control Number

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RESPONSE TO COMMENT LETTER 2: South Coast Air Quality Management District

Comment 2.1: This comment thanks the Lead Agency for the opportunity to comment on the Project and asks that recommended revisions from the South Coast Air Quality Management District's (SCAQMD's) comments and information regarding SCAQMD permits should be included in a Revised Draft EIR or the Final EIR.

Response 2.1: The comment is introductory in nature and does not contain any information requiring changes to the Draft EIR. The following responses include a discussion based on SCAQMD's comment letter and all necessary revisions are incorporated into this Final EIR. No further response is warranted.

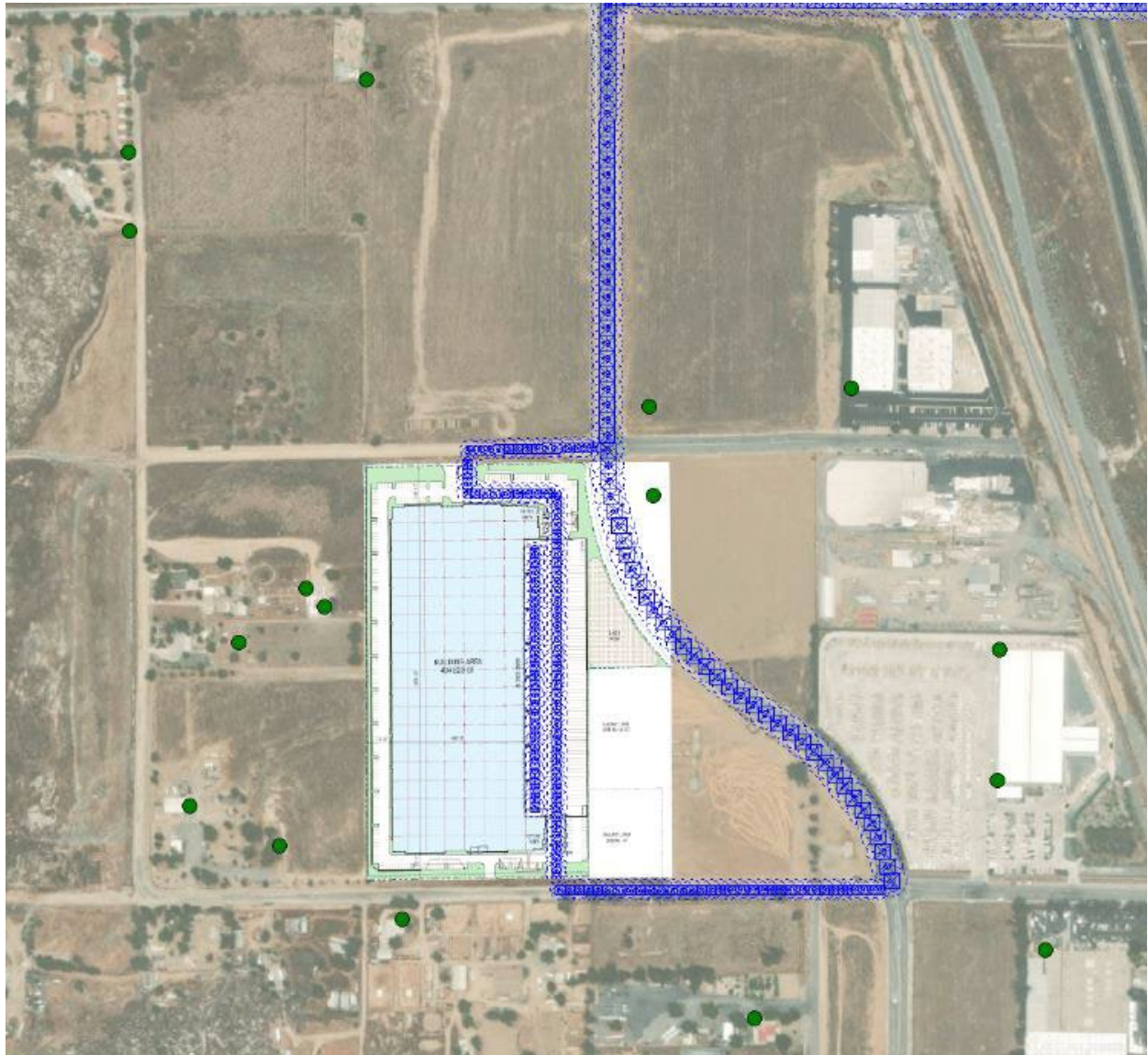
Comment 2.2: This comment provides a summary of the Project description.

Response 2.2: The comment is introductory in nature and does not contain any information requiring changes to the Draft EIR. No further response is warranted.

Comment 2.3: This comment states that there are more than ten single-family residences near the southern and western boundaries of the Project site; however, only two of these residences are modeled in the health risk analysis (HRA). The comment states that since the primary truck routes are in the western and southern portions of the Project site, the highest concentration of diesel particulate matter (DPM) is expected to occur in this area. As such, this comment recommends the County revise the HRA to add more residential receptors on the west and south side of the facility.

Response 2.3: Exhibit 2-D of the HRA, included as Appendix C, to the Draft EIR illustrates six receptor locations where the maximum impacts would occur during operation of the Project. The underlying dispersion modeling in AERMOD actually includes nineteen discrete receptor locations, including the locations of nearby residences referenced by SCAQMD. The maximum impacts still occur at the receptor locations illustrated on Exhibit 2-D in the HRA and the HRA does not underestimate potential health risk impacts. Figure 2-1, below, was extracted from the underlying modeling in AERMOD and clearly illustrates the nineteen modeled receptors. Therefore, no revisions to the HRA or Draft EIR are warranted or necessary.

Figure 2-1: AERMOD Modeled Receptors



Comment 2.4: This comment states that the ANNUAL keyword was used for pollutant averaging time while SCAQMD guidance states that AERMOD should be run using the averaging time of PERIOD and 1-hour. As such, the comment recommends the County rerun the construction and operation HRAs using PERIOD and 1-hour averaging time to determine the health risk impacts to sensitive receptors and off-site worker receptors and include the results in the Final EIR. This comment states that if the revision is not included in the Final EIR, the County should provide reasons for not remodeling the analysis supported by substantial evidence.

Response 2.4: In regard to remodeling the HRA utilizing 1-hour averaging times, the 1-hour average would not be required for the Project HRA since there are no 1-hour acute standards associated with diesel particulate matter (DPM) and this run would not produce any meaningful data that can be compared against any adopted standard or threshold for the purpose of evaluating CEQA impacts.

Further, it should be noted that the PERIOD and ANNUAL options return identical results. The PERIOD averaging time option averages pollutant concentrations over the entire period of meteorological data, whereas the ANNUAL averaging time option averages pollutant concentrations over one year. However, per the AERMOD user guide, when the multi-year meteorological data sets are used, the ANNUAL option outputs the average of the ANNUAL values across the years of data processed. Since the meteorological data set used for this Project includes five years of data, when the ANNUAL option is selected, the model outputs the average concentration for the entire data set, resulting in the same output as would be generated using the PERIOD option. Therefore, no revisions to the HRA or Draft EIR are warranted or necessary.

Comment 2.5: This comment states that the warehouse building is not included in the building downwash option in the AERMOD dispersion model during operation, which could underestimate ground level pollutant concentrations. As such, the comment recommends building downwash to be considered in order to predict more accurate ground-level concentrations.

Response 2.5: The Project's HRA includes the volume source algorithm to estimate potential pollutant concentrations. As noted in the SCAQMD's Risk Assessment Procedures Version 8.1 Appendix X (page X-3), the building downwash algorithm only applies to point sources and does not affect volume sources. "The building downwash algorithms only affect point sources and do not effect volume or area sources" (SCAQMD). Therefore, no revisions to the HRA or Draft EIR are warranted or necessary.

Comment 2.6: This comment states that if construction or operation of the Project requires the use of new stationary or portable sources such as emergency generators, fire pumps, etc., air quality permits from SCAQMD would be required. The comment states that the Revised Draft EIR or Final EIR should include a discussion on stationary or portable equipment requiring SCAQMD permits and identify SCAQMD as a Responsible Agency. The comment states that any assumptions used for the stationary or portable sources will be used as the basis for permit conditions and limits for the Project.

Response 2.6: As described in Section 3.0, *Project Description*, no stationary combustion engines are proposed as part of the Project, and it is not expected that this equipment will be needed at a later date. However, should any stationary combustion engines be installed in the future, SCAQMD permitting requirements as outlined in Rule 219, which detail specific types of equipment that requires a permit, would require additional analysis to determine if a permit would be required and to evaluate any potential health risks. Additionally, although emergency generators or fire pumps are not proposed, if they were to be installed in the future, they would only operate on a period basis for maintenance and testing purposes. Therefore, no revisions to the Draft EIR are warranted or necessary.

Comment 2.7: This comment states that the County is required to provide SCAQMD written responses to all comments within the letter at least ten days prior to certifying the Final EIR. The comment states that if the

County disagrees with the recommendations within the letter, detailed responses should be provided based on substantial evidence. The comment states that SCAQMD appreciates the opportunity to review the Project and provides contact information.

Response 2.7: The comment is conclusionary in nature and does not raise any specific concerns with the adequacy of the Draft EIR or raise any other CEQA issue. Based on the responses above, the County believes that the Draft EIR is not flawed and no further revisions to the Draft EIR or supporting technical studies are required. Therefore, no further response is required.

LETTER 3: City of Perris, Received July 17, 2023 (2 pages)



CITY OF PERRIS
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
135 N. "D" Street, Perris, CA 92570-2200
TEL: (951) 943-5003 FAX: (951) 943-8379

July 17, 2023

Krista Mason
Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502-1409

SUBJECT: City of Perris Comments for Plot Plan No. 220002 ("Project") – Surrounded by Harvill Avenue, Orange Avenue, Water Street, and Tobacco Road.

Dear Ms. Mason:

The City of Perris appreciates the opportunity to comment on Plot Plan No. 220002 ("Project") proposal to construct a 434,823 square foot industrial warehouse building on a 20.57-acre site, consisting of four parcels, surrounded by Harvill Avenue, Orange Avenue, Water Street, and Tobacco Road. **3.1**

The City provides the following comments in light of the project's close proximity to the city limits:

1. **Traffic Impact Analysis.** The City of Perris has concerns related to the increased truck traffic that would result from this project, as the TIA shows trucks will access the site via the I-215 Freeway at the Nuevo Road and Placentia Avenue on- and off-ramps. Truck traffic will exacerbate the existing traffic conditions and the LOS, particularly after the construction completion of two recently approved commercial developments (In-N-Out and Raising Cane's). Thus, the City of Perris recommends directing truck traffic north of Harvill Avenue to Placentia Avenue. **3.2**

2. **Level of Service** – Given the assumption that truck traffic will be accessing the Project site from Placentia Avenue interchange, as recommended by City of Perris, provide the LOS for the I-215 freeway at the Placentia Avenue off- and on-ramps. Additionally, justify the proposed LOS D at the intersections closest to the City of Perris, referenced on page 21 of the TIA. **3.3**

Page 2 of 2

3. **CEQA.** Please provide future notices prepared for the Project, pursuant to the California Environmental Quality Act (“CEQA”) under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law which includes: notices of any public hearing held pursuant to CEQA.

3.4

The City of Perris thanks you for considering these comments. Please feel free to contact me at (951) 943-5003, extension 355, if you have any questions or would like to discuss the above concern in further detail.

Sincerely,



Patricia Brenes
Planning Manager

Cc: Clara Miramontes, City Manager
Wendell Bugtai, Assistant City Manager
Robert Khuu, City Attorney
Kenneth Phung, Director of Development Services
John Pourkazemi, Interim City Engineer

RESPONSE TO COMMENT LETTER 3: City of Perris

Comment 3.1: This comment thanks the Lead Agency for the opportunity to comment on the Project and provides a summary of the Project description.

Response 3.1: The comment is introductory in nature and does not contain any information requiring changes to the Draft EIR. No further response is warranted.

Comment 3.2: This comment states that the City of Perris has concerns related to the increased truck traffic that would result from the Project as trucks will access the site via the I-215 Freeway at the Nuevo Road and Placentia Avenue ramps. The comment states that trucks will exacerbate the existing traffic conditions and levels of service (LOS), especially after the completion of two recently approved commercial developments. As such, the City of Perris recommends directing truck traffic north on Harvill Avenue to Placentia Avenue.

Response 3.2: As detailed in Section 5.16, *Transportation*, on page 5.15-7, Senate Bill (SB) 743 changes include the elimination of auto delay, LOS, and similar measures of vehicular capacity or traffic congestion as the basis for determining significant impacts. As part of the 2019 amendments to the CEQA Guidelines, SB 743 directed that the revised CEQA Guidelines “shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses” (Public Resources Code Section 21099[b][1]); and that “automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment” (Public Resources Code Section 21099[b][2]). As such, pursuant to Public Resources Code Section 21099(b)(2), the Draft EIR is not required to analyze impacts related to traffic congestion. However, effects of the proposed Project related to congestion are discussed in Appendix O, Traffic Impact Assessment, to the Draft EIR. As shown in Figure 4-1 of Appendix O, truck traffic would be routed north on Harvill Avenue to Placentia Avenue and trucks would not be routed south to Nuevo Road. Further, as discussed in Appendix O, all study area intersections are anticipated to operate at an acceptable LOS for all analysis scenarios during all evaluated peak hours. Therefore, there would be no significant operational deficiencies at studied intersections in accordance with County, City of Perris, or Caltrans guidelines.

Comment 3.3: This comment states that the LOS for the I-215 freeway at the Placentia Avenue off- and on-ramps should be provided and asks for justification for LOS D at the intersections closest to the City of Perris, as referenced on page 21 of the TIA.

Response 3.3: As discussed in Response 3.2, LOS is no longer utilized as the basis for determining significant impacts and is not required to be analyzed in the EIR for the Project. However, effects of the proposed Project related to congestion are discussed in Appendix O, Traffic Impact Assessment, to the Draft EIR. The LOS for the Placentia Avenue ramps for all scenarios is shown on Table 5-1 and Table 6-1. While there are no intersections fully within the City of Perris’s jurisdiction, as discussed in Appendix O and the City of Perris’s General Plan Circulation Element, the required LOS for roadway segments and intersections within the City of Perris along I-215 is LOS D, with an exception for LOS E at the I-215 freeway ramps.¹ Further, as discussed in Appendix O, all study area intersections are anticipated to operate at an acceptable LOS for all analysis scenarios during all evaluated peak hours. Therefore, there would be no significant operational deficiencies at studied intersections in accordance with County, City of Perris, or Caltrans guidelines.

¹ City of Perris General Plan Circulation Element. Page 80, Policy II.A.
<https://www.cityofperris.org/home/showpublisheddocument/447/637974757046500000>

Comment 3.4: This comment requests that the County provide future notices for the Project pursuant to CEQA, including notices of any public hearing. The comment provides a contact for any questions and to discuss the comments in further detail.

Response 3.4: The City of Perris will be notified of any subsequent environmental documents, public notices, and public hearings regarding the proposed Project. The comment does not raise a specific issue with the adequacy of the Draft EIR or raise any other CEQA issue. Therefore, no further response is required or provided.

Chapter 3. Revisions to the Draft EIR

This section contains revisions to the Draft EIR based upon: (1) clarifications required to prepare a response to a specific comment; and/or (2) typographical errors. The provision of these additional mitigation measures does not alter any impact significance conclusions as disclosed in the Draft EIR. Changes made to the Draft EIR are identified here in strikeout text to indicate deletions and in **underlined bold** text to signify additions.

3.1 Revisions in Response to Written Comments and County Changes to Text

The following text has been revised in response to comments received on the Draft EIR and corrections identified by the County.

Chapter 5.7, Geology and Soils

Impact GEO-8, page 5.7-12 has been revised as follows:

No Impact. As described in the previous response, the Project would include excavation to a depth of approximately ~~53~~-feet below existing grade and to a depth of approximately ~~52~~-feet below the building pad subgrade elevation, whichever is greater. Thus, the Project would not create cut or fill slopes greater than 2:1 or higher than 10 feet, and impacts would not occur.

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Chapter 4. Mitigation Monitoring and Reporting Program

4.1 Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Environmental Impact Report has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Harvill at Water Industrial Project (Project). The County of Riverside is the Lead Agency for the Project and is responsible for implementation of the MMRP. This report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

4.2 Mitigation Monitoring and Reporting Program

The MMRP for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the County for the Harvill at Water Industrial Project. The table identifies the Project Design Features; Plans, Programs, or Policies; and Mitigation Measures required by the County to mitigate or avoid significant adverse impacts associated with the implementation of the Project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, Policies; and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

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**TABLE 4-1: MITIGATION MONITORING AND REPORTING PROGRAM
THE HARVILL AT WATER INDUSTRIAL PROJECT EIR**

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
AESTHETICS			
<p>PPP AES-1: Lighting Plans. All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.</p>	<p>In construction plans and specifications. Prior to demolition, grading, or building permits.</p>	<p>County of Riverside Building & Safety Department</p>	
<p>PPP AES-2: Outdoor Lighting. All outdoor luminaires shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.</p>	<p>In construction plans and specifications. Prior to building permits.</p>	<p>County of Riverside Building & Safety Department</p>	
AIR QUALITY			
<p>PPP AQ-1: Rule 403. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:</p> <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day. • The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less. 	<p>In construction plans and specifications. Prior to grading and building permits.</p>	<p>County of Riverside Building & Safety Department</p>	

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>PPP AQ-2: Rule 1113. The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.</p>	<p>In construction plans and specifications. Prior to building permits.</p>	<p>County of Riverside Building & Safety Department</p>	
<p>PPP AQ-3: Rule 402. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, 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.</p>	<p>In construction plans and specifications. During Project operation. Prior to grading and building permits.</p>	<p>County of Riverside Building & Safety Department</p>	
BIOLOGICAL RESOURCES			
<p>PPP BIO-1: County Ordinance No. 810. Prior to the issuance of any building permits, fees required pursuant to Riverside County Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance) shall be submitted to the County. County Ordinance No. 810 requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.</p>	<p>Submittal MSHCP fees. Prior to grading permits.</p>	<p>County of Riverside Planning Department</p>	
<p>PPP BIO-2: County Ordinance No. 663. Prior to the issuance of any grading permits, fees required pursuant to Riverside County Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) shall be submitted to the County. County Ordinance No. 663 requires a per-acre local development impact and mitigation fee payment prior to the issuance of grading permit.</p>	<p>Submittal of Stephens' Kangaroo Rat fees. Prior to grading permits.</p>	<p>County of Riverside Planning Department</p>	
<p>Mitigation Measure BIO-1: Burrowing Owl Pre-Construction. Within 30 days of construction, applicant shall conduct burrowing owl (BUOW) take avoidance surveys within the Project site and the 150-meter survey area surrounding the Project site for BUOW presence/absence, per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006).</p>	<p>Submittal of pre-activity field survey results report. Prior to grading permits.</p>	<p>County of Riverside Planning Department</p>	

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>If BUOW are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the Riverside County Planning Department and the Environmental Programs Department shall be notified, and avoidance measures shall be implemented during the breeding season (March 1 through August 31). If it is determined that the Project site is occupied by BUOW, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures shall be implemented in accordance with the MSHCP. Relocation outside of the nesting season by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites, in accordance with California Department of Fish and Wildlife (CDFW) guidelines. In the event that burrowing owls are occupying the Project site at the time of the pre-construction survey, passive relocation shall not be allowed. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.</p>			
<p>Mitigation Measure BIO-2: Nesting Bird Survey. Vegetation removal shall occur outside of the nesting bird season (generally between February 1 and August 31). If vegetation removal is required during the nesting bird season, the applicant must conduct take avoidance surveys for nesting birds prior to initiating vegetation removal/clearing. Surveys shall be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers and other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and left the nest, or</p>	<p>Submittal of pre-activity field survey results report. Prior to grading permits.</p>	<p>County of Riverside Planning Department</p>	

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
the nest otherwise becomes inactive under natural conditions, normal construction activities may occur.			
CULTURAL RESOURCES			
<p>PPP CUL-1: Human Remains. (COA Planning-CUL 1). If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “Most Likely Descendant”. The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>	In construction plans and specifications. During construction activities.	County of Riverside Planning Department, County Archaeologist	
<p>Mitigation Measure CUL-1: Unanticipated Resources (Planning-CUL.3). The developer/applicant shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:</p> <p>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 the cultural resource. A meeting shall be convened between the developer, the Project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. If not already employed by the Project developer, a County approved archaeologist shall be employed by the Project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary and adhere to all recommendations of</p>	In construction plans and specifications. During construction activities.	County of Riverside Planning Department, County Archaeologist	

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>the County Archaeologist to ensure that there are no significant impacts to cultural resources. Resource evaluations shall be limited to nondestructive analysis.</p> <p>Further ground disturbance shall not resume within the area of the discovery until the recommendations of the County Archaeologist are implemented.</p>			
<p>Mitigation Measure CUL-2: Cultural Resource Monitoring Program (060-Planning-CUL.1). Prior to issuance of grading permits, the developer/applicant 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 in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal 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 digitally-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.</p> <p>The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.</p>	<p>In construction plans and specifications. Prior to grading permit.</p>	<p>County of Riverside Planning Department, County Archaeologist</p>	
<p>Mitigation Measure CUL-3: Cultural Resource Disposition (070-Planning-CUL.1). In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of</p>	<p>In construction plans and specifications. Prior to grading permit.</p>	<p>County of Riverside Planning Department, County Archaeologist</p>	

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>archaeological sites that took place years ago), have been handled through the following methods.</p> <p>Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.</p> <p><u>Historic Resources</u></p> <p>All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</p> <p><u>Prehistoric and/or Tribal Cultural Resources</u></p> <p>One of the following treatments shall be applied:</p> <ol style="list-style-type: none"> 1. Preservation—in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. 2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. 			

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.			
Mitigation Measure CUL-4: Phase IV Monitoring Report (070-Planning-CUL.2). 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.	Preparation of a Phase IV Monitoring Report. Prior to Grading Permit Final Inspection.	County of Riverside Planning Department, County Archaeologist	
ENERGY			
PPP E-1: CalGreen Compliance: The Project is required to comply with the CalGreen Building Code as included in the County Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.	In construction plans and specifications. Prior to building permit.	County of Riverside Building & Safety Division	
GEOLOGY AND SOILS			
PPP GEO-1: CBC Compliance. The Project is required to comply with the California Building Standards Code as included in County Ordinance No. 457 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.	In construction plans and specifications. Prior to building permit.	County of Riverside Building & Safety Division	
GREENHOUSE GAS EMISSIONS			
Mitigation Measure GHG-1: Climate Action Plan Measures. Prior to the issuance of a building permit, the Project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency	In construction plans and specifications. Prior to certificate of occupancy.	County of Riverside Transportation Land Management Agency	

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>demonstrating that the Project includes the measures from the County of Riverside Climate Action Plan (CAP) GHG Emission Screening Tables, as needed to achieve a minimum of 100 points. Specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to the County of Riverside Transportation Land Management Agency review. The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.</p>			
HAZARDS AND HAZARDOUS MATERIALS			
<p>PPP HAZ-1: ALUC Conditions. The Project will be required to comply with the following conditions issued by the Airport Land Use Commission on July 14 2022:</p> <ol style="list-style-type: none"> 1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing. 2. The following uses/activities are not included in the proposed Project and shall be prohibited at this site: <ol style="list-style-type: none"> a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator. b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport. c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, 	<p>In construction plans and specifications. Prior to building permit.</p>	<p>County of Riverside Building & Safety Division</p>	

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)</p> <p>d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>e. Highly noise sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheatres, concert halls and drive-in theaters.</p> <p>f. Other Hazards to flight.</p> <p>3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.</p> <p>4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.</p> <p>Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.</p> <p>A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds.</p>			

Plan, Program, Policy / Mitigation Measure	Action and Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.</p> <ol style="list-style-type: none"> 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc. 6. The Project has been evaluated to construct 434,823 square foot warehouse building, which includes 424,823 square feet of warehouse area, 5,000 square feet of first floor office area, and 5,000 square feet of second floor office mezzanine area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director. 7. All solar arrays installed on the project site shall consist of smooth glass photovoltaic solar panels without anti-reflective coating, a fixed tilt of 34 degrees and orientation of 180 degrees. Solar panels shall be limited to a total of 344,124 square feet, and the locations and coordinates shall be as specified in the glare study. Any deviation from these specifications (other than reduction in square footage of panels), including change in orientation, shall require a new solar glare analysis to ensure that the amended project does not result in any glare impacting the air traffic control tower or creation of any “yellow” or “red” level glare in the flight paths, and shall require a new hearing by the Airport Land Use Commission. 8. In the event that any glint, glare, or flash affecting the safety of air navigation occurs as a result of Project operation, upon notification to the airport operator of an event, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the Project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An “event” includes any situation that results in an accident, incident, “near-miss,” or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent 			

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<p>recurrence of the incidence. Suggested measures may include, but are not limited to, changing the orientation and/or tilt of the source, covering the source at the time of day when events of glare occur, or wholly removing the source to diminish or eliminate the source of the glint, glare, or flash. For each such event made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.</p> <p>9. In the event that any electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an event, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "event" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the event. For each such event made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.</p>			
HYDROLOGY & WATER QUALITY			
<p>PPP HYD-1: Comply with NPDES. Since this Project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.</p>	<p>In construction plans and specifications. Prior to building permit.</p>	<p>County of Riverside Building & Safety Department</p>	
<p>PPP HYD-2: NPDES/SWPPP. Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.</p>	<p>In construction plans and specifications. Prior to building permit.</p>	<p>County of Riverside Building & Safety Department</p>	

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NOISE			
<p>PPP NOI-1: Ordinance No. 847, Section 2i. As required by Ordinance No. 847, Section 2i, construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September, and 6:00 p.m. and 7:00 a.m., during the months of October through May, without prior approval from the County of Riverside.</p>	<p>In construction plans and specifications. Prior to grading permit.</p>	<p>County of Riverside Building & Safety Department</p>	
PALEONTOLOGICAL RESOURCES			
<p>MM PAL-1: Paleontological Monitoring. Prior to the issuance of grading permits, the applicant shall provide a letter to the County of Riverside Planning Department, or designee, from a professional paleontologist, stating that a qualified paleontologist has been retained to provide services for the Project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite. The PRIMP shall be provided to the County for review and approval. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for excavation below five feet below ground surface.</p> <p>In the event paleontological resources are encountered, ground disturbing activity within 50 feet of the area shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.</p> <p>Criteria for discard of specific fossil specimens shall be made explicit in the PRIMP. If the qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project construction, then recovery techniques may be applied. Actions include recovering a sample of the fossiliferous material prior to construction, monitoring construction activities and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage, and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point</p>	<p>Preparation of a PRIMP. Prior to grading permit.</p>	<p>County of Riverside Planning Department</p>	

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<p>of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource. A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.</p>			
PUBLIC SERVICES			
<p>PPP PS-1: Ordinance No. 659. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities necessary to address the direct and cumulative environmental effects generated by new development projects, and it establishes the authorized uses of the fees collected. For the Mead Valley Area Plan, development impacts fees allocated for criminal justice public facilities, fire protection, traffic improvement facilities, traffic signals, and flood control are required to be paid on a per acre basis for industrial development.</p>	<p>Submittal of fees. Prior to certificate of Occupancy or Building Permit Final Inspection.</p>	<p>County of Riverside Planning Department</p>	
<p>PPP PS-2: School Impact Fees. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.</p>	<p>Submittal of fees. Prior to Certificate of Occupancy or Building Permit Final Inspection.</p>	<p>County of Riverside Planning Department</p>	
TRANSPORTATION			
<p>PDF TR-1: Carpool/Vanpool Parking. The Project would include provision of designated carpool/vanpool parking in desirable locations onsite.</p>	<p>Prior to certificate of Occupancy or Building Permit Final Inspection.</p>	<p>County of Riverside Building & Safety Department</p>	
<p>PDF TR-2: Bicycle Facilities. The Project would install end-of-trip facilities such as bicycle parking and lockers for employees.</p>	<p>Prior to certificate of Occupancy or Building Permit Final Inspection.</p>	<p>County of Riverside Building & Safety Department</p>	

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<p>PDF TR-3: Electric Vehicle Chargers. The Project would install onsite electric vehicle charging stations, beyond what is required by the 2019 California Green Building Code Standards.</p>	<p>Prior to certificate of Occupancy or Building Permit Final Inspection.</p>	<p>County of Riverside Building & Safety Department</p>	
<p>PDF TR-4: Sidewalk Connectivity. The Project would construct sidewalks along the Project frontage and provide connections to existing trails to improve pedestrian access.</p>	<p>Prior to certificate of Occupancy or Building Permit Final Inspection.</p>	<p>County of Riverside Building & Safety Department</p>	
<p>Mitigation Measure TR-1: Voluntary Commute Trip Reduction Program. The Project would implement a Community Trip Reduction Program, which shall encourage alternative modes of transportation, such as carpooling. The Community Trip Reduction Program would include providing onsite and/or online commute information services, including information on available transit and ride coordination for employees.</p>	<p>In operational specifications. During operations.</p>	<p>County of Riverside Building & Safety Department</p>	
TRIBAL CULTURAL RESOURCES			
<p>Mitigation Measure TCR-1: Native American Monitoring (060-Planning-CUL.2). Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).</p> <p>In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.</p> <p>This agreement shall not modify any condition of approval or mitigation measure.</p>	<p>Submission of Tribal Monitoring Agreements. Prior to grading permits.</p>	<p>County of Riverside Planning Department, County Archaeologist</p>	

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