



Seaton Avenue and Cajalco Road Industrial Project- Plot Plan No. 210133

Environmental Assessment/Mitigated Negative Declaration

Lead Agency:

County of Riverside
4080 Lemon Street
Riverside, CA 92501

Project Applicant:

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June 2022

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1 INTRODUCTION

1.1 PURPOSE AND SCOPE

This document is an Environmental Assessment and Mitigated Negative Declaration (EA/MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Seaton Avenue & Cajalco Road Industrial Project (proposed Project). This EA/MND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines).

An environmental assessment or initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an environmental impact report (EIR) must be prepared if the environmental assessment indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (State CEQA Guidelines Section 15371). According to State CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

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

If revisions are adopted into the proposed project in accordance with the State CEQA Guidelines Section 15070(b), a mitigated negative declaration is prepared. This document includes such revisions in the form of mitigation measures. Therefore, this document is a Mitigated Negative Declaration and incorporates all of the elements of an Environmental Assessment. Hereafter this document is referred to as an EA/MND.

This EA/MND incorporates by reference the technical documents that relate to the proposed Project or provide additional information concerning the environmental setting of the proposed Project. The information within this EA/MND is based on the following technical studies and/or planning documents:

- County of Riverside General Plan (<https://planning.rctlma.org/General-Plan-Zoning/General-Plan>)
- Riverside County Ordinances (<https://www.rivcocob.org/ordinances>)
- Riverside County Ordinance No. 348
- Technical studies, personal communications, and web sites listed in Section 6, *References*

In addition to the websites listed above, all documents are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, Riverside, CA 92501.

The proposed Project evaluated herein involves a plot plan, zone change approval, parcel merger, and development plan review for the construction of an approximately 350,481 square-foot (SF) light industrial warehouse building on an approximately 17.50-acre site located at the southeast corner of Seaton Avenue and Cajalco Road. The site is designated for light industrial uses by the Riverside County General Plan, and as such, is consistent with the light industrial uses evaluated for the site in the General Plan EIR. The site is zoned for Light Agriculture (A-1-1), Rural Residential (R-R-1), and Residential Agricultural (R-A-1). Therefore, the Project requires a zone change to Manufacturing-Service Commercial (M-SC).

This EA/MND serves as the environmental review for the proposed Seaton Avenue & Cajalco Road Industrial Project (proposed Project). The Project proposes the development of a site within the boundaries of the County, which would fulfill the purpose of the County's General Plan land use designation for the site.

2 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The proposed Project site is located within the western portion of the County near the City of Perris, comprising eight parcels at the southeast corner of Seaton Avenue and Cajalco Road. Regional access to the Project site is provided by Interstate 215 (I-215) and the Interstate 215 Cajalco Expressway exit. Local access to the site is provided from Cajalco Road, which is an expressway, and Seaton Avenue, which is a secondary roadway. The Project site and surrounding area is shown in Figure 2-1, *Regional Location* and Figure 2-2, *Local Vicinity*.

2.2 EXISTING PROJECT SITE

The Project site comprises eight parcels encompassing approximately 17.50 acres. These parcels are identified as Riverside County Assessor’s Parcel Numbers 317-140-004, -005, -019, -020, -028, -044, -045, -046. The two southernmost parcels (APNs 317-140-020 and -019) are vacant yet disturbed land, APN 317-140-046 is developed with a mobile home with truck and car storage lot, APN 317-140-045 is developed with a single-family residence, APN 317-140-044 is developed with a single-family residence and food truck with associated parking, APN 317-140-028 is developed with a single-family residence and truck-trailer storage lot, APN 317-140-004 is developed with two single-family residences, and APN 317-140-005 is developed with a single-family residence. The site is relatively flat with a gentle slope in the southerly direction. The Project site contains multiple mature ornamental trees that are generally concentrated around the residences and moderate vegetation consisting of grasses, weeds, and trees throughout the southern portion of the site. The Project site’s existing conditions are shown in Figure 2-3, *Aerial*, and Figure 2-4, *Site Photos*.

2.3 EXISTING LAND USES AND ZONING DESIGNATION OF THE PROJECT SITE

The Project site has a General Plan Land Use designation of Light Industrial (LI), as shown in Figure 2-5, *Existing General Plan Designation*, and zoning classifications of Residential Agriculture (R-A-1), Light Agriculture (A-1-1), and Rural Residential (R-R-1), as shown on Figure 2-6, *Existing Zoning Designations*. The General Plan states that the LI land use designation is intended for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses at an allowable Floor Area Ratio (FAR) of 0.25-0.60.

2.4 SURROUNDING GENERAL PLAN AND ZONING CLASSIFICATIONS

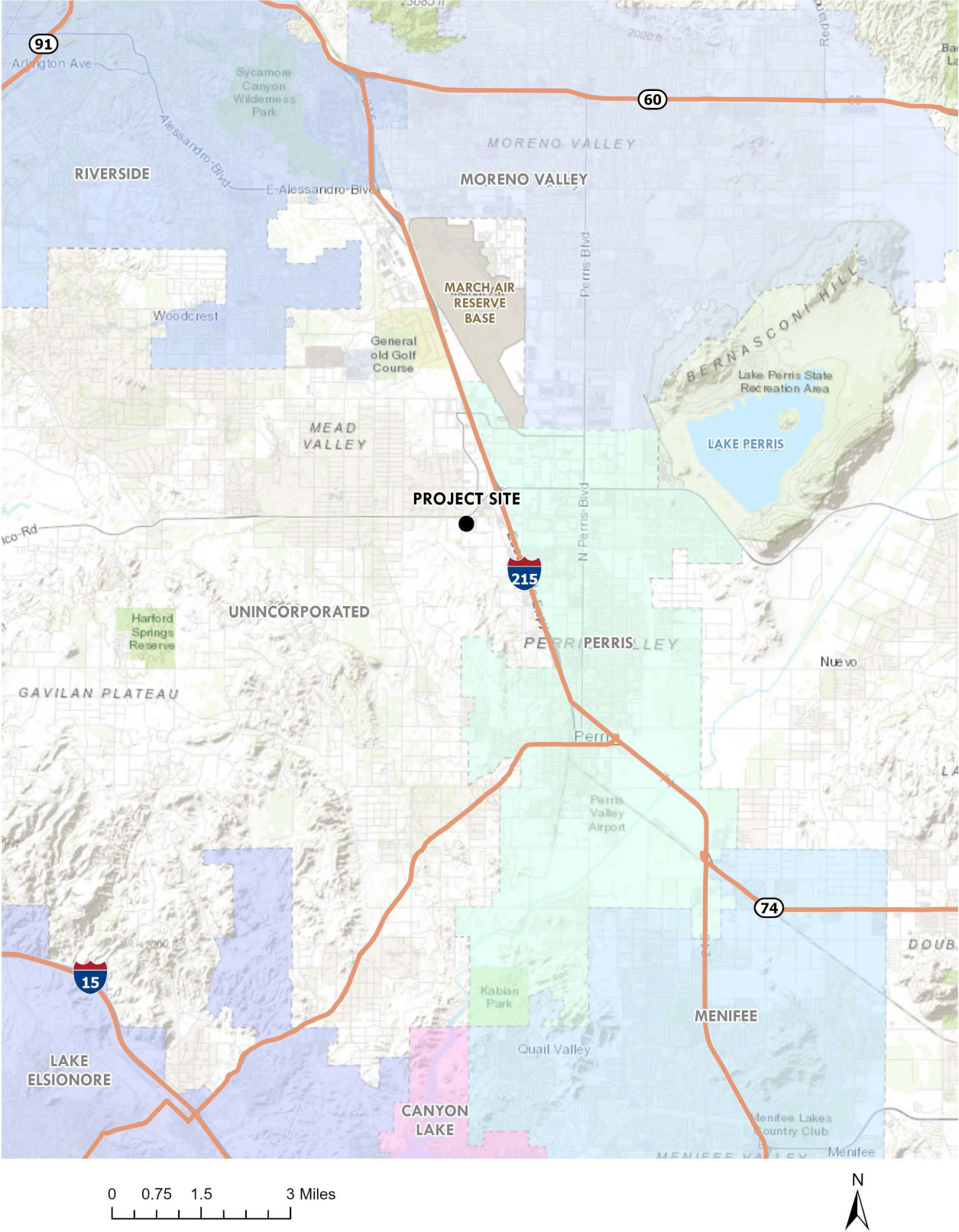
The Project site is located within a predominately developed area. The surrounding land uses are described in Table 1.

Table 1: Surrounding Existing Land Use and Zoning Classifications

	Existing Land Use	General Plan Designation	Zoning Classification
North	Cajalco Road followed by an industrial development.	Light Industrial (LI)	Industrial Park (IP) and Manufacturing-Service Commercial (M-SC)
West	Single-family residences and vacant land.	Rural Community-Very Low Density Residential (VLDR) and Commercial Retail (CR)	Light Agricultural (A-1-1) and Rural Residential (R-R-1/2)
South	Vacant land.	Public Facilities (PF) followed by Rural	Residential Agricultural (R-A-1)

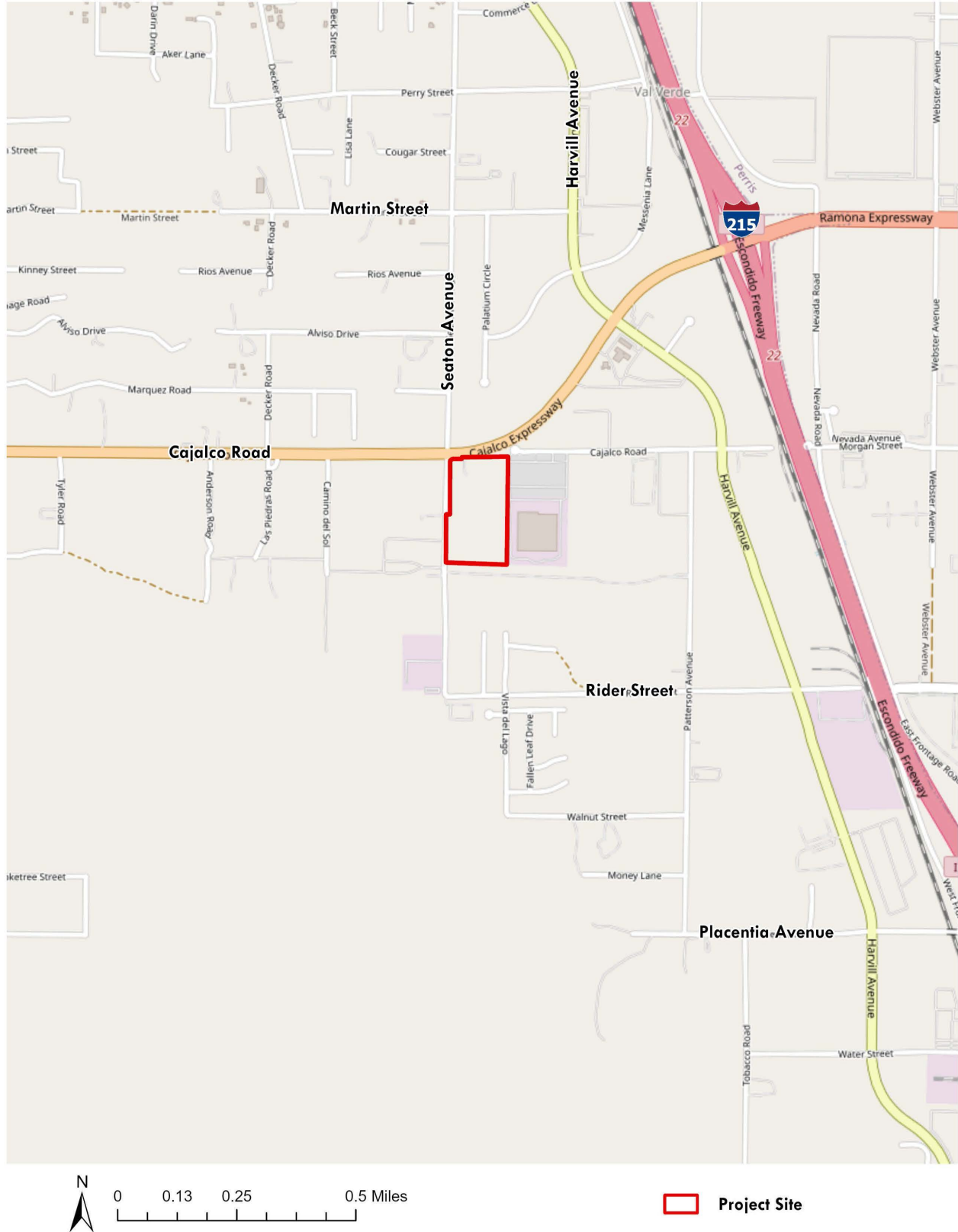
	Existing Land Use	General Plan Designation	Zoning Classification
		Community- Very Low Density Residential (VLDR)	
East	Warehouses.	Light Industrial (LI)	Manufacturing-Service Commercial (M-SC)

Regional Location



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Local Vicinity



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Existing Site Photos



Northeast views of the western edge of the Project Site from Seaton Avenue.



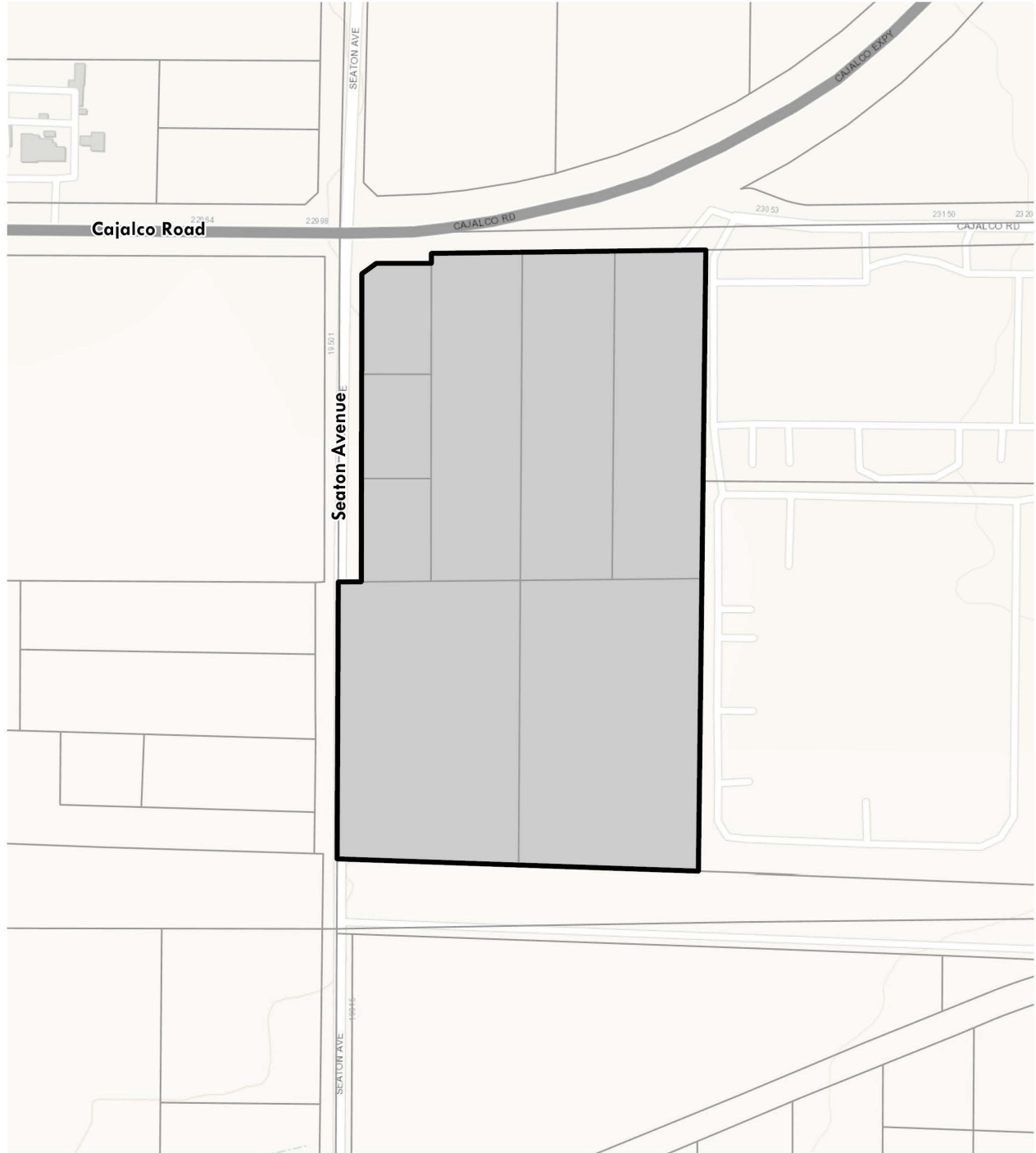
Southern views of the northern edge of the Project Site from Cajalco Road.



Southeastern views of the northern edge of the Project Site from Cajalco Road.

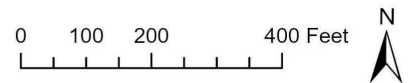
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Existing General Plan Designation



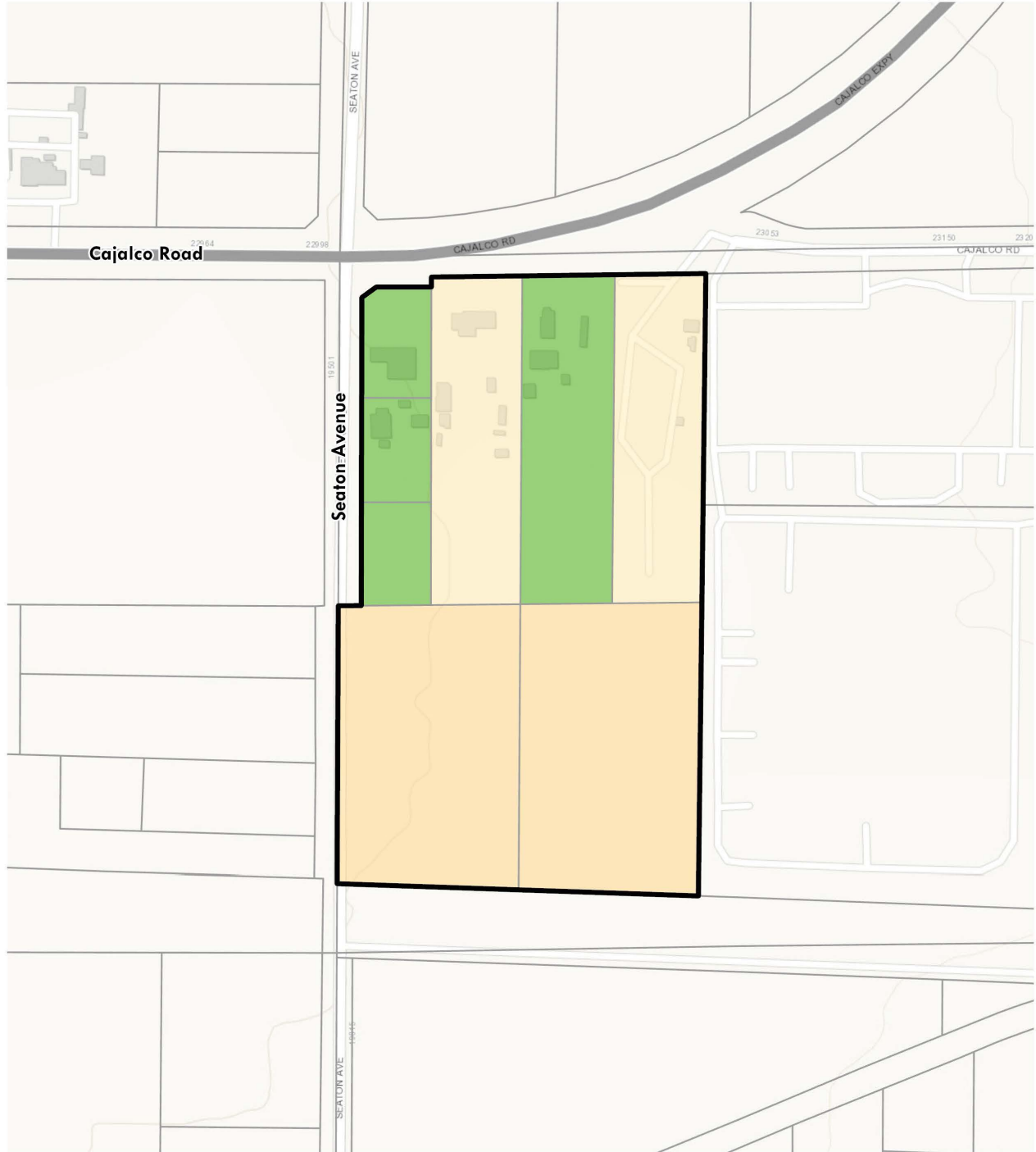
Existing General Plan Land Use

-  Project Site
-  Light Industrial (LI)



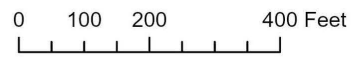
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Existing Zoning



Existing Zoning

-  Project Site
-  Light Agricultural (A-A-1)
-  Rural Residential (R-1-1)
-  Residential Agricultural (R-A-1)



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3 PROJECT DESCRIPTION

3.1 Project Overview

The applicant for the proposed Project is requesting approval from the County of Riverside to demolish the existing structures on the site and construct an approximately 350,481 SF light industrial warehouse building, including ancillary office uses, parking lot, ornamental landscaping, and associated infrastructure. Approximately 20 percent of the warehouse would be operated as refrigerated storage. The proposed building would result in a FAR of 0.4969, which is below the allowable maximum FAR of 0.60 for the Light Industrial land use designation. Figure 3-1, *Conceptual Site Plan*, illustrates the proposed site plan.

3.2 Project Features

Building Summary and Architecture

The proposed light industrial warehouse building would be single-story and approximately 44 feet tall, and include a mezzanine, loading docks, and associated vehicle and truck trailer parking spaces. The building would provide approximately 335,481 SF of warehouse space and approximately 10,000 SF of associated office space on the ground floor, and approximately 5,000 SF of associated office space located within the mezzanine. Approximately 20 percent, or 70,962 SF, would be utilized for refrigerated storage.

The Project would include a street-front landscape setback of 10 feet along Cajalco Road, a landscape setback of 20 feet along Seaton Avenue, and a landscape setback of 20 feet along the southern boundary. The Project would also include an 18-foot street dedication along Seaton Avenue.

As shown in Figure 3-2, *Elevations*, the proposed Project would establish an architectural presence through an emphasis on building finish materials and consistent material usage and color scheme. The building would also be set back from both street frontages and landscaping would be provided along Cajalco Road and Seaton Avenue. The use of landscaping, building layout, finish materials, and accenting on the Project site would create a quality architectural presence along both Cajalco Road and Seaton Avenue

Parking and Loading Dock Summary

Truck loading docks and trailer parking would be along the eastern side of the building oriented toward the adjacent industrial buildings. The Project would include 43 loading docks doors. Approximately 66 truck trailer spaces would be provided within an area enclosed by sliding gates. The proposed Project would also provide 235 passenger car parking spaces, including 7 ADA spaces and 7 electric vehicle charging stations.

Landscaping and Fencing

A 12-foot high concrete screen wall with wing walls is proposed along the eastern property line to screen the loading docks and truck trailer parking area. The proposed Project includes approximately 104,700 square feet of ornamental landscaping that would cover slightly over 15 percent of the site, as shown in Figure 3-3, *Landscape Plan*. Proposed landscaping would include 24-inch box trees, 15-gallon trees, various shrubs, and ground covers to screen the proposed building, infiltration/detention basin, and parking and loading areas from off-site viewpoints.

Access and Circulation

Access to the proposed Project would be provided via one driveway from Cajalco Road and two driveways from Seaton Avenue. The Project would include a 24-foot-wide to 30-foot-wide fire access road throughout the site. The driveway along Cajalco Road would be right in/ right out only.

Infrastructure Improvements

Street Improvements

The proposed Project would include construction of a sidewalk along Seaton Avenue and Cajalco Road. Additionally, the Project would construct a Class II bike trail and right turn pocket along Seaton Avenue. The Project would repave and restripe Seaton Avenue within the existing right-of-way and add a median to Cajalco Expressway.

The proposed Project would include offsite improvements to Cajalco Expressway and the Cajalco Road cul-de-sac east of the proposed Project frontage. Offsite improvements would include construction of a sidewalk, curb, and gutter along Cajalco Expressway to the east of the Project frontage.

Water and Sewer Improvements

The Project applicant would install onsite water lines that would connect to the existing 18-inch diameter water line in Cajalco Road and would install an onsite sewer system that would connect to the existing 18-inch diameter sewer line in Cajalco Road.

Drainage Improvements

Two proposed water infiltration/detention basins would be located along the northeastern boundary of the site and southeastern boundary of the site. The proposed basins would provide retention and infiltration of the proposed Project's stormwater drainage.

Electricity Improvements

The proposed Project would relocate three power poles along Cajalco Road and two power poles along Seaton Avenue.

3.3 General Plan and Zoning

The Project site has a land use designation of Light Industrial (LI) that allows development of the site up to a maximum FAR of 0.60. The proposed Project is consistent with the existing land use designations associated with the Project site. The Project site has a mix of zoning classifications, which include Rural Residential (R-R-1), Light Agricultural (A-1-1), and Residential Agricultural (R-A-1). The proposed Project would require approval of a zone change to change the zone for the entire site from Rural Residential (R-R-1), Light Agriculture (A-1-1), and Residential Agricultural (R-A-1) to Manufacturing, service commercial (M-SC).

3.4 Construction and Phasing

Construction activities for the Project would occur over one phase and include demolition, site preparation, grading, building construction, paving, and architectural coatings. Grading work of soils would be balanced onsite, and no export or import of soil would be required. Construction is expected to occur over 16 months and would occur within the hours allowable by the Riverside County Ordinance

No. 847 Regulating Noise Section 2i, which states that construction shall occur only between the hours of 6:00 AM and 6:00 PM during the months of June through September and the hours of 7:00 AM and 6:00 PM during the months of October through May.

3.5 Operational Characteristics

The Project would be operated as an industrial warehouse. Approximately 20 percent of the warehouse would be operated as refrigerated storage. Typical operational characteristics include employees and customers traveling to and from the site, delivery of materials and supplies to the site, truck loading and unloading, and manufacturing activities. The Project is anticipated to operate 7 days a week 24 hours a day.

3.6 Discretionary Approvals, Permits, and Studies

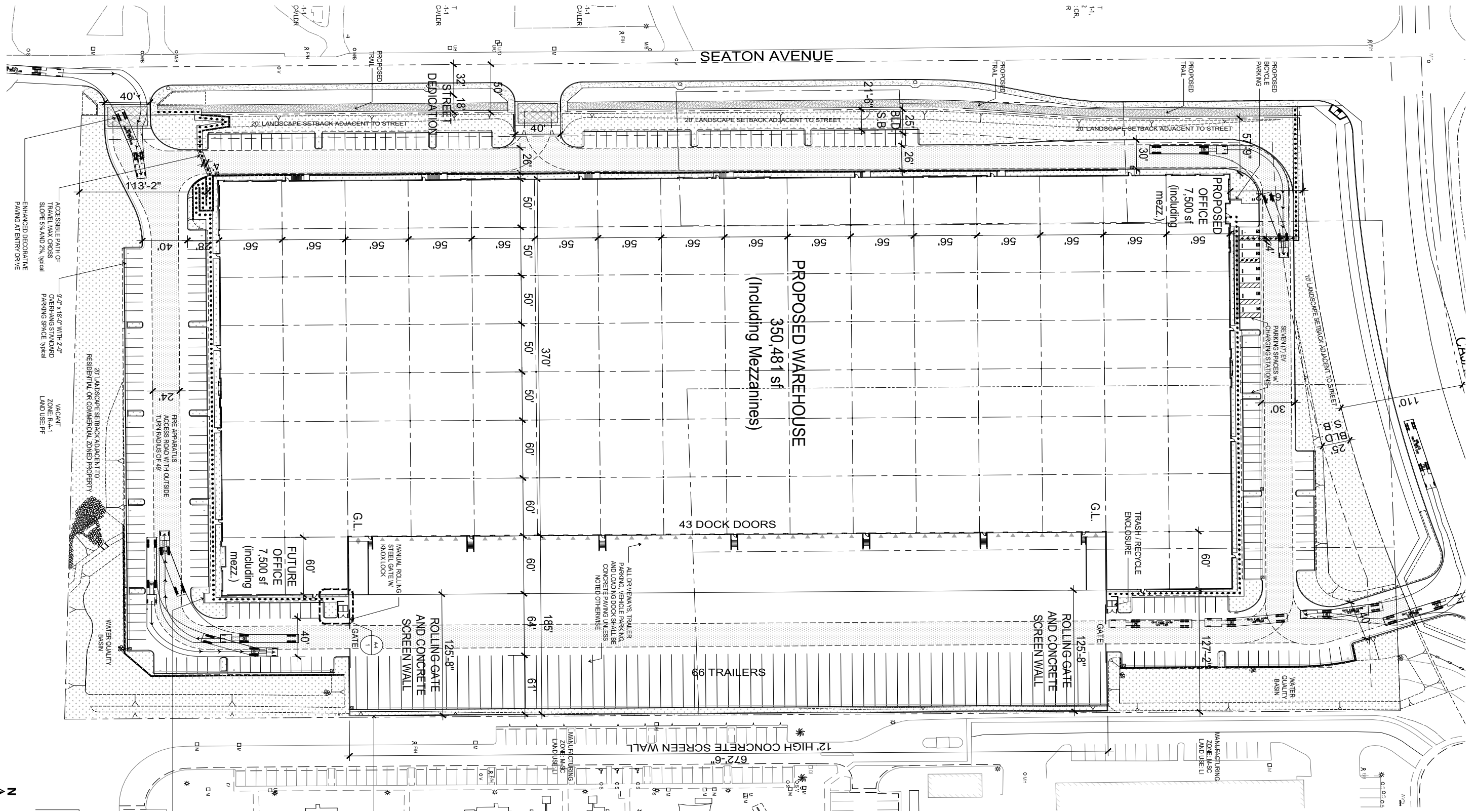
The following discretionary approval, permits, and studies are anticipated to be necessary for implementation of the proposed Project:

County of Riverside

- Zone Change to change the zoning of the site from A-1-1, R-1-1, and R-R-1 to M-SC.
- Plot Plan Review
- Parcel Merger
- Adoption of this Mitigated Negative Declaration with the determination that the MND has been prepared in compliance with the requirements of CEQA.
- Approvals and permits necessary to execute the proposed Project, including but not limited to, demolition permit, grading permit, building permit, etc.

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Conceptual Site Plan



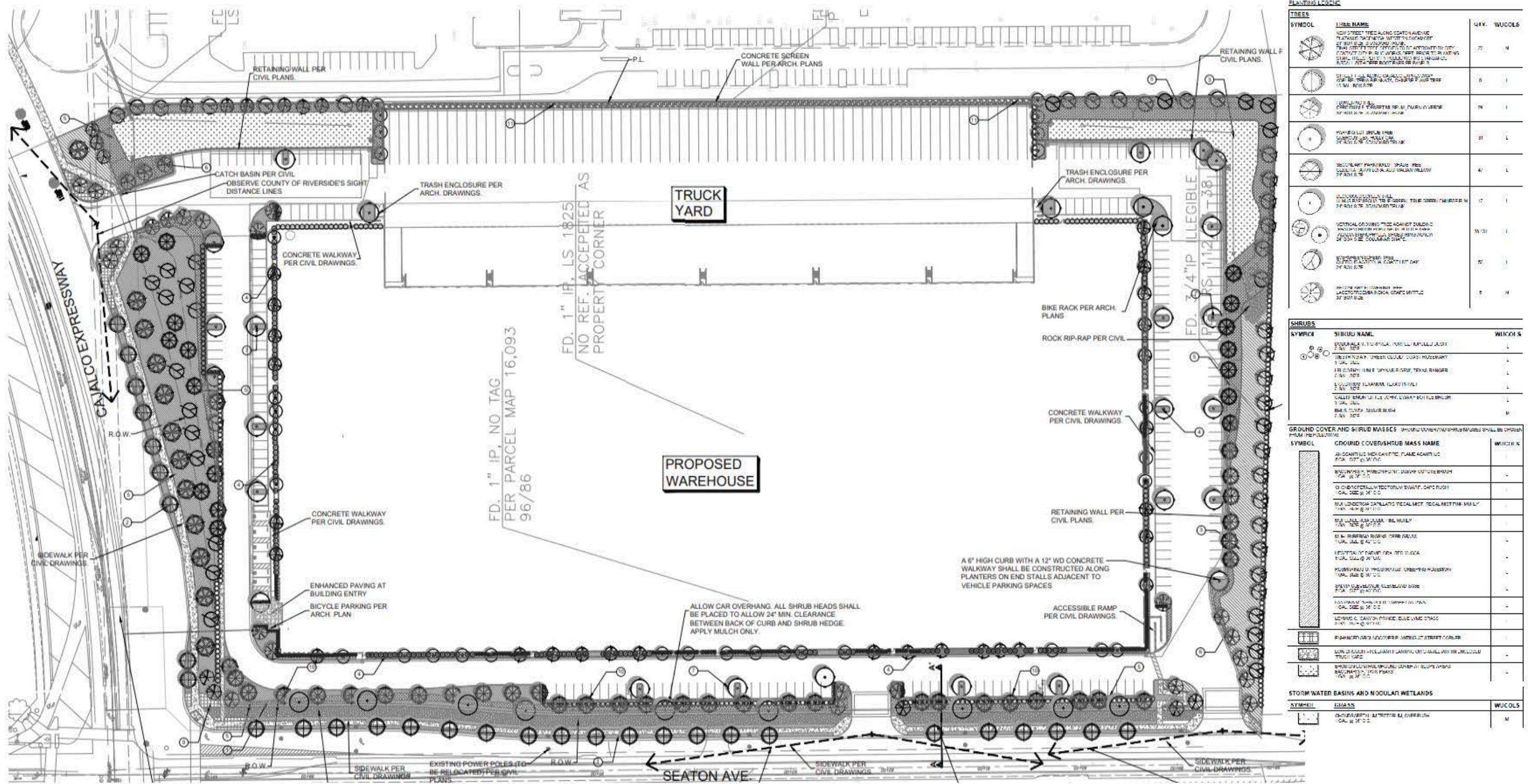
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Elevations



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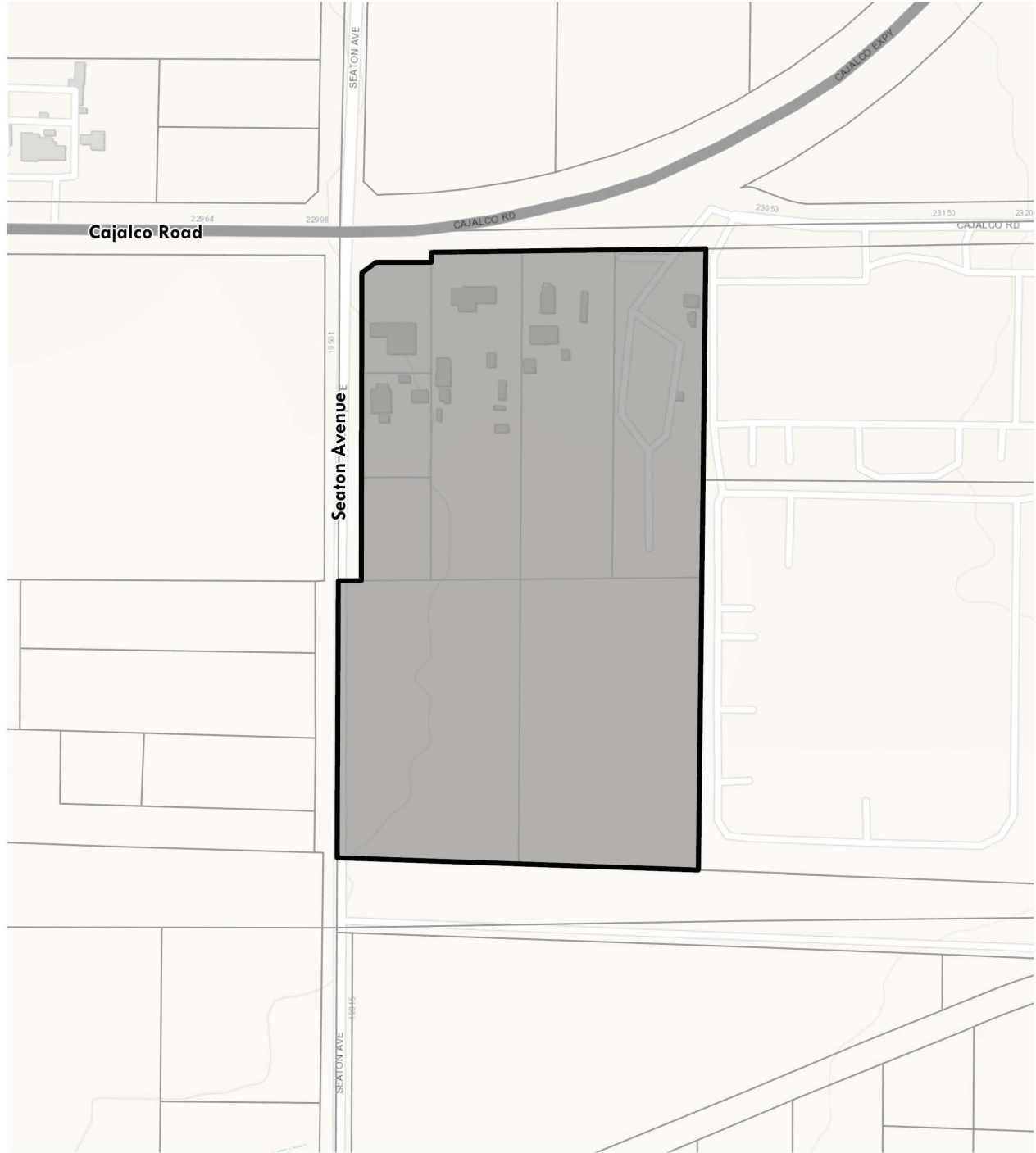
Landscape Plan



PLANTING LEGEND		
TREES		
SYMBOL	LINE NAME	QTY. WUCOLS
	NEW STREET TREES ALONG SEATON AVE TO MAINTAIN EXISTING STREET FRONTAGE. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION PERIOD. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION PERIOD. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION PERIOD.	70 M
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SHRUBS		
SYMBOL	SHRUB NAME	WUCOLS
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	SMALL SHRUB PLANTING ALONG SIDEWALKS AND TRUCK YARD PER ARCH. DRAWINGS. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION PERIOD.	1
GROUND COVER AND SHRUB MASSES		
SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	SMALL SHRUB PLANTING ALONG SIDEWALKS AND TRUCK YARD PER ARCH. DRAWINGS. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION PERIOD.	1
	SMALL SHRUB PLANTING ALONG SIDEWALKS AND TRUCK YARD PER ARCH. DRAWINGS. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION PERIOD.	1
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	SMALL SHRUB PLANTING ALONG SIDEWALKS AND TRUCK YARD PER ARCH. DRAWINGS. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION PERIOD.	1
STORM WATER BASINS AND MODULAR WETLANDS		
SYMBOL	BASIN	WUCOLS
	SMALL SHRUB PLANTING ALONG SIDEWALKS AND TRUCK YARD PER ARCH. DRAWINGS. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION PERIOD.	M

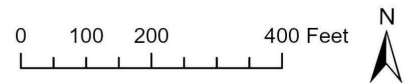
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Proposed Zoning



Proposed Zoning

-  Project Site
-  Manufacturing Service (M-SC)



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 220015
Project Case Type (s) and Number(s): CZ2100120, Plot Plan No 210133 (PPT21033)
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Deborah Bradford
Telephone Number: (951) 955-3200
Applicant's Name: Phelan Development
Applicant's Address: 450 Newport Center Drive, Suite 405, Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description: The applicant for the proposed Project is requesting approval from the County of Riverside to demolish the existing structures on the site and construct an approximately 350,481 SF light industrial warehouse building, office space, parking lot, ornamental landscaping, and associated infrastructure. Approximately 20 percent of the warehouse would be operated as refrigerated storage. The proposed building would result in a FAR of 0.4969, which is below the allowable maximum FAR of 0.60 for the Light Industrial land use designation. Figure 3-1, *Conceptual Site Plan*, illustrates the proposed site plan.

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

B. Total Project Area: 17.50 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 17.50 ac	Lots: 1	Sq. Ft. of Bldg. Area: 350,481 SF	Est. No. of Employees: 340
Other:			

C. Assessor's Parcel No(s): 317-140-004, -005, -019, -020, -028, -044, -045, -046

Street References: Seaton Avenue and Cajalco Road

D. Section, Township & Range Description or reference/attach a Legal Description: Section 12, Township 04S, Range 04W

E. Brief description of the existing environmental setting of the project site and its surroundings: The two southernmost parcels (APNs 317-140-020 and -019) are vacant yet disturbed land, APN 317-140-046 is developed with a mobile home with truck and car storage lot, APN 317-140-045 is developed with a single-family residence, APN 317-140-044 is developed with a single-family residence and food truck with associated parking, APN 317-140-028 is developed with a single-family residence and truck-trailer storage lot, APN 317-140-004 is developed with two single-family residences, and APN 317-140-005 is developed with a single-family residence. The site is relatively flat with a gentle slope in the southerly direction. The Project site contains multiple mature ornamental trees that are generally concentrated around the residences and moderate vegetation consisting of grasses, weeds, and trees throughout the southern portion of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site has a General Plan land use designation of Light Industrial (LI). The General Plan states that the LI land use designation is intended for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses at an allowable Floor Area Ratio (FAR) of 0.25-0.60. The Project is consistent with the land use designation as it would provide two speculative warehouse buildings at a FAR of 0.24.
2. **Circulation:** The Project would result in a trip generation of approximately 715 daily passenger car equivalent (PCE) trips including 39 PCE trips during the AM peak hour and 42 PCE trips during the PM peak hour.
3. **Multipurpose Open Space:** The Project is located within a designated area requiring surveys for burrowing owl. As a result, the General Biological Assessment Report that was prepared for the Project conducted the habitat assessment outlined by the MSHCP. Two proposed water infiltration/detention basins would be located along the northeastern boundary of the site and southeastern boundary of the site. The proposed basins would provide retention and infiltration of the proposed Project's stormwater drainage. The Project would not conflict with the Multipurpose Open Space Element.
4. **Safety:** The proposed Project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed Project has allowed for sufficient provision of emergency response services to the future users of this Project through the design and payment of development impact fees. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project would develop and operate one warehouse building on the undeveloped site, which has been planned for Light Industrial uses. The Project site is developed with multiple residences, which would willingly sell their properties in order for the Project to be developed. Therefore, no impacts related to housing would result from the Project.
7. **Air Quality:** The proposed Project would follow South Coast Air Quality Management District (SCAQMD) policies to control any fugitive dust during grading and construction activities and would not exceed air quality emissions thresholds during either construction or operation of the Project. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The Project would not result in any air quality, hazardous materials, noise or other impacts that would affect Healthy Communities. Thus, the Project would not result in conflicts with the Healthy Communities policies.

Environmental Justice Policies: The Project would develop and operate one speculative warehouse building on the undeveloped site, which has been planned for Light Industrial uses. The Project is located in the Mead Valley Environmental Justice Community. In compliance with General Plan Policy HC 15.1, multiple outreach events have been conducted during the planning process for the Project. Additionally, the Project complies with

all applicable Environmental Justice Policies and the applicant will contribute towards trail improvements, school improvements, and bus stations improvements.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Mead Valley Area Plan to the north, south, east, and west.

2. **Foundation Component(s):** Community Development to the north, south, east, and west.

3. **Land Use Designation(s):** Light Industrial to the north. Public Facilities followed by Very Low Density Residential to the south. Light Industrial to the east. Commercial Retail and Very Low Density Residential to the west.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Light Agriculture (A-1-1), Rural Residential (R-R-1), and Residential Agricultural (R-A-1)

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

K. Adjacent and Surrounding Zoning: Industrial Park (I-P) followed by Manufacturing-Service Commercial (M-SC) to the north. Residential Agricultural (R-A-1) to the south. Manufacturing-Service Commercial (M-SC) to the east. Rural Residential (R-R-1/2) and Light Agricultural (A-1-1) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Paleontological Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects

previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Multipurpose Open Space Element and Land Use Element, Riverside County General Plan Circulation Element Scenic Highways, California State Scenic Highways

a) Would the Project have a substantial effect upon a scenic highway corridor within which it is located?

Less than Significant Impact. The California Scenic Highway Program (SB 1467) was established in order to identify portions of State highways with scenic corridors, and to assign the State the responsibility to protect those scenic corridors. Scenic Corridors consist of land that is visible from, adjacent to, and outside the highway right-of-way, and is comprised primarily of scenic and natural features (SB 1467). The County of Riverside has officially recognized several roadways as either State or County designated, or eligible scenic highways.

The closest officially Designated State Scenic Highway is State Route 91, approximately 14.5 miles from the Project site. The closest Eligible State Scenic Highway is State Route 74 in the City of Perris, located approximately 5 miles from the Project site. Caltrans has listed Cajalco Road, one of the crossroads of the Project, as a County Designated Scenic Highway. However, the Project would not result in significant effects to the corridor as the proposed light industrial warehouse facility would be consistent with the existing surrounding visual landscape. The Project site is surrounded by existing warehouses to the east, vacant land and residences to the south, vacant land and commercial buildings

Surrounding Uses



Views from Cajalco Expressway of the industrial development located north of the Project site.



Views from Cajalco Expressway of the warehouse located east of the Project site.



Views from Seaton Avenue of the residential & vacant areas west & south of the Project site.

to the west, and a planned industrial warehouse use to the north. Additionally, the proposed industrial warehouse building would be set back 110 feet from Cajalco Road, which is more than double the County's required building setback.

Furthermore, the area surrounding the Project site contains multiple industrial warehouse buildings, as shown on Figure AES-1, and the site is planned for Light Industrial development per the County's General Plan. Due to the consistency of the proposed structure with the existing surrounding land uses, and the proposed setbacks, the effect imposed on the scenic highway corridor would be less than significant. Additionally, due to the distance of the Project site from either a designated State or County scenic highways, the proposed Project would not have a substantial effect upon a scenic highway corridor and impacts would be less than significant impacts.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

Less than Significant Impact. The Project site is currently developed with various small businesses and residential buildings. The Project is located in a developed area with residential uses and multiple industrial developments. The Riverside County General Plan describes that in addition to scenic corridors, scenic resources include natural landmarks and prominent or unusual features of the landscape; however, the General Plan does not designate specific scenic resources. Views of the surrounding foothills are available from public vantage points on Seaton Avenue and Cajalco Road.

The Project would develop an industrial warehouse building that would be set back from the adjacent streets and would not encroach into the existing public long-distance views. The proposed Project includes setbacks of 110 feet from Cajalco Road, from the property line to the north, 68 feet from the property line to the south, and 50 feet from Seaton Avenue. All setbacks would be greater than what is required by County Ordinance No. 348. Long range views of the surrounding foothills would continue to be available from public vantage points on surrounding streets. Therefore, the Project would not substantially damage scenic resources, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site. As such, impacts would be less than significant.

c) Would the Project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. The Project site has a Riverside County General Plan designation of Light Industrial and is zoned Residential Agricultural (R-A-1), Light Agricultural (A-1-1), and Rural Residential (R-R-1). The proposed Project would require a zone change to Manufacturing-Service Commercial (M-SC) in order for the zoning of the site to be consistent with the existing General Plan designation. The following regulatory standards are applicable to development of the Project site, and would ensure the preservation of visual character and quality through architecture, landscaping, and site planning:

Table AES-1: Development Standard Consistency

County Development Standard		Project Consistency
Minimum Lot Size	10,000 square feet	762,270 square feet
Maximum Building Height	50 feet and 40 feet at the yard setback line.	44-foot building. The building would be set back further than the required yard setback.
Minimum Landscape Area	15 %	15%
Maximum Floor Area Ratio	0.25-0.60	0.50
Minimum Street Setback	25 feet w/10-foot landscape setback.	20-foot landscape setback for 43-foot building setback from Seaton Avenue right-of-way. 10-foot landscape from Cajalco Street right-of-way. 20-foot landscape setback adjacent to residential/commercial zoned property.
Parking	1 space/2,000 sq. ft. of gross floor area (176 spaces total).	235 spaces total

The proposed Project would change the scenic quality of the site from a site developed with commercial buildings and residences and would construct an approximately 350,481 square foot warehouse building with a mezzanine, parking lot, ornamental landscaping, and associated infrastructure. The proposed building would result in a FAR of 0.50 and be approximately 44 feet tall. The Project site is within an increasingly urbanizing area that is mostly developed with residential uses, light industrial uses, and vacant lots. The Project applicant would demolition the existing onsite structures and construct a new 44-foot-high industrial warehouse building that would include a mezzanine, loading docks, and associated vehicle and truck trailer parking spaces. It would be set back from adjacent streets and would not encroach into public long-distance views. Parking and landscaping areas would be located in the setback space between roadways and buildings, which would minimize the visual scale of the structures. The proposed Project applicant would install landscaping onsite and along adjacent streets. Areas adjacent to the buildings would be landscaped with trees and a variety of shrubs and ground covers. The layering of landscaping between the proposed building and the surrounding roadways would provide visual depth and distance between the roadways and proposed structures, while functioning as a screen to trailer parking and truck yard. Therefore, while the Project would change the visual character of the site, it would not substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts would be less than significant.

Plans, Programs, or Policies/Standard Conditions: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

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

Less than Significant Impact. Riverside County Ordinance No. 655 was established to control the effects of skyglow and to reduce the impact of development upon the Mt. Palomar Observatory. Two zones were established by the County in order to identify the proximity of a project to the Observatory and establish lighting restrictions for projects that take place within each zone. Projects within Zone A are within a 15-mile radius of Palomar Observatory. Projects within Zone B are within a 45-mile radius of Palomar Observatory, and/or within a 45-mile radius of the perimeter of Zone A. Mt. Palomar Observatory is located approximately 40.4 miles southeast of the Project site and the Project site falls within Zone B. Projects within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed Project is required to submit lighting plans for approval as part of the Project permitting process. Through the County’s development review process and conditions of approval, the proposed Project would be required to comply with Riverside County Ordinance No. 655, included as PPP AES-1. Thus, potential Project interference with nighttime use of the Mt. Palomar Observatory would also be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Project Application Description

a) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. The Project proposes to develop an approximately 350,481 square foot warehouse building, which would result in a FAR of 0.50. Development of the Project would introduce new sources of light and glare into the area from street lighting, parking lot, and outdoor lighting. The proposed Project is located in an urbanizing area that consists largely of light industrial uses and residential dwellings. The spill of light onto surrounding properties and “night glow” would be reduced by using hoods and other design features on the light fixtures used within the proposed Project. Implementation of the existing regulatory requirements per Riverside County Ordinance No. 915 (Outdoor Lighting), included as PPP AES-2, would occur during the County’s permitting process and would ensure that impacts related to light and glare are less than significant.

The proposed building materials do not consist of highly reflective materials, lights would be shielded consistent with Ordinance No. 915 requirements, and the proposed landscaping along Project boundaries would screen sources of light and reduce the potential for glare. The proposed Project would create limited new sources of light or glare from security and site lighting but would not adversely affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urbanizing environment. Thus, the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and impacts would be less than significant.

b) Would the Project expose residential property to unacceptable light levels?

Less than Significant Impact. Existing residential uses are located to the northwest across Cajalco Road, and to the west and southwest across Seaton Avenue. However, vacant lots are buffering the site from any residential dwellings. Additionally, the Project would adhere to all applicable Riverside County lighting regulations. The proposed Project would be required to submit lighting plans for approval as part of the Project permitting process per Ordinance No. 655 and Ordinance No. 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property and other light sensitive uses are not exposed to unacceptable levels of light, and impacts related to levels of light would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

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.

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-2; GIS database, Project Application Materials, California Department of Conservation Farmland Mapping and Monitoring Program

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project is identified by the Farmland Mapping and Monitoring Program as "Other Land" and the southern parcels are designated as "Farmland of Local Importance." However, the southern parcels are not currently in agricultural use and are vacant. Additionally, as shown on the maps provided by the Farmland Mapping and Monitoring Program, none of the surrounding areas are designated as Prime Farmland, Unique Farmland, or Farmland Statewide Importance. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts would occur.

b) Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

No Impact. The Project site is designated by the Riverside County General Plan land use designation of Light Industrial (LI), and the proposed Project is consistent with the existing land use designation. The Project site is zoned Residential Agriculture (R-A-1), Light Agriculture (A-1-1), and Rural Residential (R-R-1). The proposed Project would require a zone change to Manufacturing-Service Commercial (M-SC) in order for the zoning of the site to be consistent with the existing General Plan designation. While the Project site is currently zoned for Residential Agriculture and Light Agriculture, no agricultural activities currently occur onsite, nor have they occurred onsite in recent history. Furthermore, the Project site is planned for Light Industrial development pursuant to the Riverside County General Plan. Therefore, a conflict with an agricultural zone or use would not occur. In addition, the Project site is not subject to a Williamson Act contract and is not land within a Riverside County

Agricultural Preserve. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed Project would not occur.

c) Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?

Less than Significant Impact. Properties to the west of the Project site are zoned Light Agricultural (A-1), and properties to the south of the Project site are zoned Residential agricultural (R-A). However, none of these properties are currently utilized for agricultural activity or operation, including but not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market. Additionally, the Project would not result in the development of heavy industrial uses that would impact agricultural uses in the area. Therefore, while the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property, impacts to agricultural zoned property would be less than significant.

d) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The proposed Project includes the construction of a new light industrial warehouse building that would be consistent with the land use designation of the Project site. There are no existing agricultural activities currently onsite or in the surrounding area. Development of the Project site would not convert farmland to other uses. Additionally, the areas surrounding the Project site are designated by the Farmland Mapping and Monitoring Program as Urban Built-Up Land, Other Land, and Farmland of Local Importance. There is no state-designated farmland within the vicinity of the site. Therefore, the development of the proposed Project would not result in the conversion of farmland to non-agricultural use and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials

- a) **Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?**

No Impact. The Project site is located in an urbanizing area of the County. There is no forest land or forest resources on or in proximity to the Project site. Additionally, the Project site is not designated or zoned for forest or timberland or used for foresting. As such, development of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) and no impact would occur.

- b) **Would the Project result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. The Project site is located in an urbanizing area of the County. There is no forest land in the vicinity of the Project site. Therefore, development of the proposed Project would not cause loss of forest land or convert forest land to non-forest use. No impacts would occur to forest land or timberlands.

- c) **Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?**

No Impact. The Project site is located in an urbanizing area of the County, and there is no existing forest land or timberland on the Project site or within the Project vicinity, and the Project would not involve other changes that could result in the conversion of forest land to non-forest uses, and no impact would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”); SCAQMD CEQA Air Quality Handbook; Air Quality, Energy, Greenhouse Gas Emissions and Health Risk Assessment Impact Analysis, prepared by Vista Environmental, September 1, 2021 (Appendix A).

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant. The Project site is located in the South Coast Air Basin (SCAB) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed Project would result in growth that is substantially greater than what was anticipated, then the proposed Project would conflict with the AQMP. On the other hand, if a Project’s density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the Project would not conflict with SCAQMD’s attainment plans. In addition, the SCAQMD considers a Project consistent with the AQMP if the Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

Furthermore, the SCAB is in a non-attainment status for federal ozone standards, and state and federal particulate matter standards. The SCAB has a maintenance status for federal PM₁₀ standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Should construction or operation of the proposed Project exceed these thresholds, a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

The proposed Project applicant would develop the site with an industrial warehouse building. The proposed Project would be consistent with the general plan land use designation for the site. Additionally, the proposed Project would be consistent with the zoning for the site, with the approval of the change of zone, and would remedy the current discrepancy between the land use and zoning classifications with the approval of a zoning change to Manufacturing-Service, Commercial (M-SC), given the General Plan Land Use designation is currently identified as Light Industrial. As discussed below, the emissions generated by the construction and operation of the proposed Project would not exceed thresholds, and the Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. Therefore, impacts related to conflict with the AQMP from the proposed Project would be less than significant.

b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant. The SCAB is in non-attainment status for federal ozone standards, and state and federal particulate matter standards. The SCAB is designated as a maintenance area for federal PM₁₀ standards. Any development in the Basin, including the proposed Project could cumulatively contribute to these pollutant violations. Evaluation of the cumulative air quality impacts of the proposed

Project has been completed pursuant to SCAQMD's cumulative air quality impact methodology. SCAQMD states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM₁₀, and PM_{2.5}) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds

Pollutant	Construction (lbs/day)	Operations (lbs/day)
NO _x	100	55
VOC	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550
Lead	3	3

Source: Vista Environmental (Appendix A)

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) demolition (2) site preparation, (3) grading, (4) building construction, (5) paving, and (6) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas.

Compliance with Rule 403, included as PPP AQ-2, was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113, included as PPP AQ-3, which governs the VOC content in architectural coating, paint, thinners, and solvents was accounted for in construction emissions modeling. As shown in Table AQ-2, the CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant.

Table AQ-2: Project Construction Emissions and Regional Thresholds

Construction Activity	Maximum Daily Regional Construction Emissions (pounds/day)					
	VOC	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
2022						
Demolition	2.72	26.67	21.42	0.04	1.95	1.31
Site Preparation	4.56	50.73	20.81	0.06	10.07	5.99
Grading	4.37	47.83	30.08	0.07	5.76	3.25
Building Construction	2.96	21.11	28.86	0.07	4.64	1.85

Construction Activity	Maximum Daily Regional Construction Emissions (pounds/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2023						
Combined Construction, Paving and Architectural Coatings	29.95	30.39	46.70	0.10	5.86	2.46
Total Maximum Daily Emissions	29.95	50.73	46.70	0.10	10.07	5.99
SCAQMD Significance Thresholds	75	100	550	150	150	55
Emissions Exceed Thresholds?	No	No	No	No	No	No
<small>(VOC = reactive organic gases NO_x = oxides of nitrogen PM₁₀ = particulate matter 10 microns or less in diameter PM_{2.5} = particulate matter 2.5 microns or less in diameter CO = carbon monoxide SO_x = sulfur oxides Source: Vista Environmental (Appendix A)</small>						

Operation

Implementation of the proposed Project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. Operation of the proposed Project would include emissions from vehicles traveling to the Project site and from vehicles in the parking lots and loading areas. Area source emissions would occur from operation of the warehouse building with 20 percent cold storage uses. Additionally, it was assumed that 26.5 of the heavy-duty diesel trucks visiting the site each day would be equipped with a transportation refrigeration unit (TRU), which would operate while trucks travel to and from the site and while trucks are at the loading docks.

Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table AQ-3. The Project would implement Project Design Feature AQ-1 and only operate electric-powered forklifts and streetsweepers during operation of the proposed Project. As shown, the proposed Project would result in long-term regional emissions of criteria pollutants, however, these emissions would be below the SCAQMD's applicable thresholds with implementation of PDF AQ-1. Therefore, the Project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

Table AQ-3: Project Operational Emissions and Regional Thresholds

Operational Activity	Maximum Daily Regional Operational Emissions (pounds/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area ¹	7.96	0.00	0.04	0.00	0.00	0.00
Energy ²	0.12	1.13	0.95	0.01	0.09	0.09
Mobile Sources ³	1.90	17.69	20.85	0.13	7.84	2.29
Off-road Equipment ⁴	0.00	0.00	0.00	0.00	0.00	0.00
Total Project Operational Emissions	9.99	18.81	21.83	0.14	7.93	2.38

Operational Activity	Maximum Daily Regional Operational Emissions (pounds/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
SCAQMD Significance Threshold	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No

¹Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
² Energy usage consists of emissions from electricity (including electric forklifts) and natural gas usage.
³ Mobile sources consist of emissions from vehicles and road dust.
⁴ Off-road equipment consists of emissions from forklifts utilized onsite (PDF AQ-1 requires all off-road equipment to be electric-powered)
NO_x = oxides of nitrogen PM₁₀ = particulate matter 10 microns or less in diameter VOC = Volatile Organic Compounds
PM_{2.5} = particulate matter 2.5 microns or less in diameter CO = carbon monoxide
Maximum of daily Summer or winter season emissions presented
Source: Vista Environmental (Appendix A)

c) Would the Project expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

Less than Significant. The SCAQMD’s *Final Localized Significance Threshold Methodology* (SCAQMD 2008) recommends the evaluation of localized NO_x, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD’s *Final Localized Significance Threshold Methodology*, “off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs” (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the Basin. The Project is located within Perris Valley, which is within SRA 24.

Sensitive receptors can include residences, schools, playgrounds, childcare centers, athletic facilities. The nearest sensitive receptors are the two existing residences located across Seaton Avenue. For the purpose of the air quality analysis and modeling, which utilizes the distance from the property line to the closest sensitive structure for determining LST thresholds, the distance between the Project boundary and the closest existing residential structure is approximately 140 feet (43 meters) southwest of the Project site. In order to provide a conservative analysis, the 25 meter threshold was utilized.

Construction

Construction of the proposed Project may expose nearby residential sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD’s standard construction practices Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. As shown in Table AQ-4, Project construction-source emissions would not exceed SCAQMD LSTs and impacts would be less than significant.

Table AQ-4: Localized Significance Summary of Construction Emissions

Construction Activity	Maximum Daily Localized Construction Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
2022				
Demolition	25.84	20.70	1.69	1.23
Site Preparation	50.45	20.11	9.86	5.93
Grading	47.55	29.31	5.53	3.19
Building Construction	16.30	17.93	1.29	0.90
2023				
Combined Construction, Paving and Architectural Coatings	27.82	34.64	1.97	1.46
Maximum Daily Emissions	50.45	34.64	9.86	5.93
SCAQMD LST	237	1,346	11	7
Emissions Exceed Thresholds?	No	No	No	No
NO _x = oxides of nitrogen PM ₁₀ = particulate matter 10 microns or less in diameter PM _{2.5} = particulate matter 2.5 microns or less in diameter CO = carbon monoxide Source: Vista Environmental (Appendix A)				

Operation

Operation of the proposed Project would include emissions from vehicles traveling to the Project site and from vehicles in the parking lots and loading areas. Area source emissions would occur from operation of the warehouse building with 20 percent cold storage uses. Additionally, it was assumed that 26.5 of all heavy-duty diesel trucks visiting the Project each day would be equipped with a TRU, which would travel to and from the site and operate while trucks are at the loading docks. As demonstrated in Table AQ-5, emissions would not exceed SCAQMD LSTs for operations with incorporation of PDF AQ-2, and impacts would be less than significant.

Table AQ-5: Localized Significance Summary of Operation Emissions

Operational Activity	Maximum Daily Localized Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Area Sources	0.00	0.04	0.00	0.00
Energy Uses	1.13	0.95	0.09	0.09
Mobile Sources	2.21	2.61	0.98	0.29
Off-Road Equipment	0.00	0.00	0.00	0.00
TRUs	2.53	1.43	0.05	0.05
	1.10	1.03	0.01	0.01
Total Operational Emissions	6.96	6.05	1.13	0.43
SCAQMD Significance Threshold	237	1,346	3	2

Exceed Threshold?	No	No	No	No
NO _x = oxides of nitrogen PM ₁₀ = particulate matter 10 microns or less in diameter PM _{2.5} = particulate matter 2.5 microns or less in diameter CO = carbon monoxide Maximum of daily Summer or winter season emissions presented Source: Vista Environmental (Appendix A)				

Diesel Mobile Source Health Risk Analysis. A Health Risk Assessment (HRA), included as Appendix A, was prepared to evaluate the health risk impacts as a result of exposure to diesel particulate matter (DPM) as a result of heavy-duty diesel trucks entering and leaving the site during operation of the proposed industrial uses. DPM has been identified by the California Air Resources Board (ARB) as a carcinogenic substance responsible for nearly 70 percent of the airborne cancer risk in California. The estimated health risk impacts were compared to the health risk significance thresholds recommended by the SCAQMD for use in CEQA assessments. The County of Riverside has not adopted a numerical significance threshold for cancer risk or non-cancer hazards. Therefore, the significance thresholds recommended by the SCAQMD were adopted for this analysis. The relevant significance thresholds are provided below:

- Cancer Risk: ten (10) persons per million population as the maximum acceptable incremental cancer risk due to exposure to toxic air contaminants (TAC)
- Non-cancer Hazard Index: 1.0

To evaluate DPM emissions 25 percent of vehicles, including trucks with TRUs, were assumed to enter/depart the Project at the northern driveway on Seaton Avenue, 50 percent of vehicles were assumed to enter/depart via the southern driveway on Seaton Avenue, and 25 percent of vehicles were assumed to enter/depart via the driveway on Cajalco Road. Approximately 85 percent of trucks traveling to and from the site would proceed from the Project site to the I-215 freeway via Seaton Avenue to Cajalco Road or directly via Cajalco Road. Approximately 15 percent of trucks traveling to and from the site would proceed from the Project site north on Seaton Avenue and east on Cajalco Road.

Table AQ-6 provides a summary of the HRA modeling of cancer risks and chronic non-cancer hazards resulting from the Project's operational DPM emissions along with the SCAQMD health risk significance. As shown, the estimated cancer risk for the maximum impacted sensitive receptor is 3.5 in one million. These levels are less than the 10 in one million significance threshold. Also, the estimated non-cancer hazard indices are less than the significance threshold. Therefore, operation of the Project would result in less than significant impacts.

Table AQ-6: Localized Significance Summary of Operation Emissions (Health Risk)

Location⁽¹⁾	Maximum Lifetime Cancer Risk (Per Million)	Significance Threshold	Exceeds Significance Threshold?
Sensitive Receptor 1	1.6	10	No
Sensitive Receptor 2	2.2	10	No
Sensitive Receptor 3	2.1	10	No
Sensitive Receptor 4	2.8	10	No
Sensitive Receptor 5	3.5	10	No
Sensitive Receptor 6	1.7	10	No
Sensitive Receptor 7	2.2	10	No
Sensitive Receptor 8	2.9	10	No

	Estimated Chronic Non-Cancer Hazard Index	Significance Threshold	Exceeds Significance Threshold?
Maximum Impacted Sensitive Receptor	0.000826	1.0	No

Source: Vista Environmental (Appendix A)

d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant. The proposed Project would not generate other emissions outside of those previously described. The Project site does not contain land uses typically associated with emitting objectionable odors. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed Project would develop and operate two industrial warehouse buildings, which would not involve the types of uses that lead to odors.

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's operational uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction; no impact would occur.

It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed project would also be required to comply with SCAQMD Rule 402 (included as PPP AQ-1) to prevent occurrences of public nuisance odors. Therefore, other emissions (such as those leading to odors) that could adversely affect a substantial number of people would not occur from the proposed Project.

Plans, Programs, or Policies/Conditions of Approval:

PPP AQ-1: 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.

PPP AQ-2: 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:

- 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.

PPP AQ-3: 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.

Project Design Features (PDFs):

PDF AQ-1: All off-road equipment (non-street legal), such as forklifts and street sweepers, used onsite during operation of the proposed warehouse shall be electric-powered only.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): GIS database; WRCMSHCP; On-site Inspection; Biological Resources Assessment prepared by Hernandez Environmental Services (Hernandez 2021) (Appendix B).

a) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

Less than Significant with Mitigation Incorporated. The Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mead Valley Area Plan. The Project site is not located within or adjacent to a Plan Cell Group, Plan Criteria Cell, or Conservation Area, and is not located within plan-defined areas requiring surveys for narrow endemic plant species or criteria area plant species. However, the Project is located within a designated area requiring surveys for burrowing owl. As a result, the General Biological Assessment Report that was prepared for the Project conducted the habitat assessment outlined by the MSHCP in *Step 1: Habitat Assessment*, which identified suitable habitat for burrowing owls and determined that no burrowing owls are currently on the site. Consistent with the MSHCP requirements, focused surveys were conducted pursuant to *Step II, Part B: Focused Burrowing Owl Surveys of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (2006). The focused surveys were conducted on April 13, 2021, April 21, 2021, April 30, 2021, and June 16, 2021. Based on the focused surveys, the Biological Resource Assessment concluded that the burrowing owls do not currently exist on the site. However, due to the fact that the Project site is located within the MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of Project activities, as included in MM BIO-1. With implementation of Mitigation Measure BIO-1, potential conflict with the MSHCP would be less than significant.

Regarding MSHCP Section 6.1.2, the Project area does not contain any drainage, riparian, or riverine features. In addition, none of the riparian/riverine bird species listed in Section 6.1.2 of the MSHCP were found within the Project area. Due to the lack of suitable riparian habitat on the Project site, focused surveys for riparian/riverine bird species listed in Section 6.1.2 of the MSHCP are not warranted and were not conducted. None of the conditions associated with vernal pools (i.e., depressions, ponded water, hydric soils, etc.) were observed on site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water (e.g., mud cracks, tire ruts, drainages) were recorded.

In addition, MSHCP Section 6.1.3, Protection of Narrow Endemic Plant Species, is not applicable to the site because the Project site is not within an MSHCP-defined Narrow Endemic Plant Species survey area (NEPSSA) or Criteria Area Species survey area (CASSA). Likewise, MSHCP Section 6.1.4, Guidelines Pertaining to the Urban/Wildlands Interface, are not applicable to the Project site because the guidelines are related to the MSHCP Conservation Area; and the Project site is not within the vicinity of a conservation area. The Project site is located adjacent to the northeastern corner of MSHCP Criteria Cell number 2334. Conservation in this Cell focuses on the assembly of coastal sage scrub habitat connected to coastal sage scrub habitat proposed for conservation in Cell Group A to the south. County of Riverside GIS data indicates that there is currently no conservation within Cell No. 2334. The 2012 MSHCP Vegetation Map characterizes the lands within Criteria Cell No. 2334 that are located immediately west of the Project site as developed/disturbed land. Since conservation within Cell No. 2334 will be focused on coastal sage scrub habitat located within the southern portion of the Cell and the Project site is located adjacent to the northeastern portion of the Cell consisting of developed/disturbed lands, it is not anticipated that the Project site will be located adjacent to a Western Riverside County MSHCP Conservation Area in the future. As such, the Project would not conflict with Criteria Cell number 2334 or Section 6.1.4 of the MSHCP. Thus, impacts related to MSHCP Sections 6.1.3 and 6.1.4 would not occur from implementation of the Project.

Additionally, the Project applicant would be required to pay fees required pursuant to Riverside County Ordinance No. 810 (Western Riverside County MSHCP Fee Program Ordinance), included as PPP BIO-1. With payment of fees pursuant to PPP BIO-1 and incorporation of MM BIO-1, the Project would

not result in any conflicts with the MSHCP and impacts would be less than significant with mitigation incorporated.

b) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

Less than Significant with Mitigation Incorporated. A Biological Resources Assessment was prepared for the proposed Project, which included a field survey conducted on April 13, 2021 (Appendix B). The Biological Resources Assessment describes that the Project site contains two habitats, disturbed/developed and developed. According to the California Natural Diversity Database (CNDDDB), a total of 47 sensitive species of plants and 58 sensitive species of animals have the potential to occur on or within the vicinity of the Project area. These include those species listed or candidates for listing by the U. S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS). All habitats with the potential to be used by sensitive species were evaluated during the field survey for their presence or potential presence.

Sensitive Plant Species

A total of 19 plant species are listed as state and/or federal Threatened, Endangered, or Candidate species; are 1B.1 listed plants on the CNPS Rare Plant Inventory; or have been found to have a potential to exist within the Project region. Table Bio-1 shows survey results for listed and potential plant species and demonstrates that no sensitive plant species are present at the Project site.

Table Bio-1: Potentially Occurring Plant Species

Plant Species	Presence
Chaparral Sand-Verbena	Not Present
Munz's Onion	Not Present
San Diego Ambrosia	Not Present
Marsh Sandwort	Not Present
San Jacinto Valley Crownscale	Not Present
Parish's Brittle-scale	Not Present
Nevin's Barberry	Not Present
Thread-Leaved Brodiaea	Not Present
Smooth Tarplant	Not Present
Salt Marsh Bird's-Beak	Not Present
Parry's Spineflower	Not Present
Slender-Horned Spineflower	Not Present
Santa Ana River Woollystar	Not Present
Tecate Cypress	Not Present
Mesa Horkelia	Not Present
Coulter's Goldfields	Not Present
Spreading Navarretia	Not Present
Brand's Star Phacelia	Not Present
California Orcutt Grass	Not Present

Source: Hernandez, 2021 (Appendix B)

Sensitive Animal Species

Based on the CNDDDB, a total of 16 animal species that are listed as state or federally Threatened, Endangered, or Candidate have the potential to occur within the Project region. However, Table Bio-2 shows survey results for listed and potential animal species, which demonstrates that no sensitive species are present at the Project site.

Table Bio-2: Potentially Occurring Animal Species

Animal Species	Presence
Tricolored Blackbird	Not Present
Burrowing Owl	Suitable habitat found during focused survey; species not present
Crotch Bumble Bee	Not Present
Swainson's Hawk	Not Present
Santa Ana Sucker	Not Present
Western Snowy Plover	Not Present
Western Yellow-Billed Cuckoo	Not Present
San Bernardino Kangaroo Rat	Not Present
Stephen's Kangaroo Rat	Not Present
Quino Checkerspot Butterfly	Not Present
Bald Eagle	Not Present
California Black Rail	Not Present
Steelhead-Southern California DPS	Not Present
Coastal California Gnatcatcher	Not Present
Riverside Fairy Shrimp	Not Present
Least Bell's Vireo	Not present

Source: Hernandez, 2021 (Appendix B)

The Biological Assessment determined that the Project site does not provide suitable habitat for any special-status plant or wildlife species, besides potential habitat for burrowing owl, due to the disturbed status of the site. The Project is located within a designated area requiring surveys for burrowing owl and contains potentially suitable habitat for burrowing owls. As a result, focused surveys were conducted pursuant to *Step II, Part B: Focused Burrowing Owl Surveys of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (2006)*. The focused surveys were conducted on April 13, 2021, April 21, 2021, April 30, 2021, and June 16, 2021. Based on the focused surveys, the Biological Resource Assessment concluded that the burrowing owls do not currently exist on the site. However, due to the Project location within the Western Riverside County MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of Project activities, as included in MM BIO-1. With implementation of Mitigation Measure BIO-1, potential impacts to threatened or endangered animal species would be less than significant.

The existing trees on the site have the potential to provide habitat for nesting migratory birds. Many of these trees would be removed during construction. Therefore, the proposed Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (United States Code Title 33, Section 703 et seq.; see also Code of Federal Regulations Title 50, Part 10) and Section 3503 of the California Fish and Game Code. Any activities that occur during the nesting/breeding season of birds protected by the MBTA could result in a potentially significant impact if requirements of the MBTA are not followed. However, implementation of mitigation measure MM BIO-2 would ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting avian species and native wildlife nursery sites to a less than significant level. Therefore, impacts to threatened and endangered species.

- c) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?**

Less than Significant with Mitigation Incorporation. As described in the previous response, the focused burrowing owl surveys were conducted on April 13, 2021, April 21, 2021, April 30, 2021, and June 16, 2021. Based on the focused surveys, the Biological Resource Assessment concluded that the burrowing owls do not currently exist on the site. However, due to the Project location within the Western Riverside County MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of Project activities, as included in MM BIO-1. With implementation of Mitigation Measure BIO-1, potential impacts to candidate, sensitive, or special-status animal species would be less than significant.

No additional special-status species were observed or are expected to occur within the Project site. Therefore, the Project would result in a less than significant impact related to candidate, sensitive, or special status species in local or regional plans, or state regulations.

d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant with Mitigation Incorporated. Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The Project site does not contain, or is not adjacent to, any wildlife corridors. The Project site is relatively flat, and no hillside or drainages exist on the site. No wildlife movement corridors were found to be present within the Project site. Areas of industrial, residential, and undeveloped land are located beyond the roadways adjacent to the site. Development of the site would not result in impacts related to established native resident or migratory wildlife corridor.

The Project site contains shrubs and trees that can be utilized by nesting birds and raptors during the nesting bird season of February 1 through September 15. Therefore, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-2 has been included to require a nesting bird survey to be conducted prior to initiating vegetation clearing. With the implementation of Mitigation Measure BIO-2, impacts related to nesting birds would be reduced to a less than significant level.

e) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

No Impact. The General Biological Assessment Report describes that the project site does not contain any drainage, riparian, or riverine features. There are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project site boundaries. The Project area does not contain any wetlands or vernal pools. Also, as described previously, the Project site contains approximately 10.1 acres of heavily disturbed habitat and approximately 7.4 acres of developed, non-vegetated areas; none of which is a sensitive natural community (Hernandez 2021). Therefore, the Project would not result in impacts related to riparian habitat or other sensitive natural community.

f) Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. As described in the previous response, the Project site does not include any wetlands or vernal pools. In addition, there are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the Project site boundaries. Therefore, the Project would not impact federally protected wetlands.

g) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The proposed Project would not conflict with any local policies or ordinances protecting biological resources. See prior discussions regarding compliance with the MSHCP. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The Project does not include any oak trees. The proposed Project site does not contain any oak trees and elevation of the project site ranges between 1,545 feet above mean sea-level to 1,568 feet above mean sea-level (Hernandez 2021). Thus, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impacts would not occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP BIO-1: County Ordinance No. 810. Prior to the issuance of any grading 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.

Mitigation:

Mitigation Measure BIO-1: Burrowing Owl Pre-Construction. Within 30 days of construction, 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).

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 will 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 may 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, and owls shall be actively relocated. 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.

Mitigation Measure BIO-2: Nesting Bird Survey. Vegetation removal should 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 will 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 the nest otherwise becomes inactive under natural conditions, normal construction activities may occur.

Monitoring:

A maximum of 30 days prior to the issuance of any grading permits, burrowing owl surveys shall be completed and the results of the preconstruction surveys shall be reviewed by the Riverside County Planning Department. If burrowing owls are identified onsite prior to initiation of grading activities, a Burrowing Owl Protection and Relocation Plan shall be prepared in accordance with the MSHCP prior to the issuance of any grading permits. If active nesting birds are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques. Monitoring shall be conducted by a qualified biologist in coordination with the Riverside County Planning Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Phase I Cultural Resources Assessment, prepared by Material Culture Consulting, August 2021 (CULT 2021) (Appendix C); and Historical Resource Evaluation Report, prepared by Daly & Associates, May 2021 (HIST 2021) (Appendix D).

a) Would the Project alter or destroy a historic site?

Less Than Significant. The Project proposes demolition of three structure that were indicated to be historic-era built environment resources. Background research indicated the resources were constructed in the mid-1940s and late 1960s. No other cultural resources were identified during the survey. The historic properties identified within the Project Area were evaluated for their eligibility for listing to the California Register of Historic Resources (CRHR). The HRER concluded all three historic-age structures are ineligible for listing to the CRHR under Criteria 1, 2, and 3, as discussed below in Threshold 8b. Additionally, the site is adjacent to undeveloped, vacant land and single-family residences. There are no eligible historic sites within or adjacent to the Project site, and impacts related to historic sites would be less than significant.

b) Would the Project cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

Less than Significant. According to the State CEQA Guidelines, a historical resource is defined as something that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resources survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a

historical resource by the Project's Lead Agency. Implementation of the proposed Project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines, as there are no eligible historical resources on the Project site.

The California Register of Historical Resources defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The Project site is currently developed with approximately twelve built structures. Three of the single-family residences were built before 1971. As such, a Historical Resources Evaluation Report was prepared to determine the potential for these buildings to be historical resources per CEQA, which is summarized below (Appendix D).

23031 Cajalco Road, APN 317-140-044

The Historical Resources Evaluation Report described that the single-family residence at 23031 Cajalco Road was constructed in 1967. The Report found that the residence is a modest example of Ranch style architecture and has been altered with an addition. No evidence has been presented that the property had any influence on events after 1967 that made a significant contribution to the history or cultural heritage of the area, Riverside County, or California. The house has not been associated with any important individuals. As such, the Report concluded that the property is not eligible for listing in the California Register under Criterion 1, 2, or 3.

23083 Cajalco Road, APN 317-140-004

The Historical Resources Evaluation Report described that the multiple single-family residences at 23031 Cajalco Road were constructed in 1942. The Report found that the residences have no distinguishable architectural style and are very modest in design and materials. No evidence has been presented that the property had any influence on events after 1942 that made a significant contribution to the history or cultural heritage of the area, Riverside County, or California. The house has not been associated with any important individuals. As such, the Report concluded that the property is not eligible for listing in the California Register under Criterion 1, 2, or 3.

23113 Cajalco Road, APN 317-140-005

The Historical Resources Evaluation Report described that the single-family residence at 23031 Cajalco Road was constructed in 1946. The Report found that the residence has no architectural style and has been substantially altered. No evidence has been presented that the property had any influence on events after 1942 that made a significant contribution to the history or cultural heritage of the area, Riverside County, or California. The house has not been associated with any important individuals. As such, the Report concluded that the property is not eligible for listing in the California Register under Criterion 1, 2, or 3.

Based on the findings of the Historical Resources Evaluation Report (Appendix D), the existing residences on the Project site do not meet the criteria for being historic resources. Therefore, no historic resources exist, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: None.

Monitoring: No monitoring is required.

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

Source(s): Phase I Cultural Resources Assessment, prepared by Material Culture Consulting, August 2021 (CULT 2021) (Appendix C).

a) Would the Project alter or destroy an archaeological site?

Less than Significant with Mitigation Incorporated. The Project site is currently developed with approximately twelve structures, three of which are historic-age single-family residences. However, the Historic Resources Evaluation Report found that the three structures were found ineligible for listing under CRHR criteria 1, 2, and 3 (Appendix D). In addition, the Project site has been previously disturbed from various past uses. The Phase I Cultural Resources Assessment prepared for the Project included an archaeological records search that was completed at the EIC. All pertinent data was researched, including previous studies for a one-mile radius surrounding the project area and the identification of recorded resources within one mile. In addition, the research included review of the current listings (federal, state, and local) for evaluated resources and reviewed historic maps. The records search indicated that 181 cultural resources have been recorded within 1-mile of the Project area, with none of the previously recorded resources occurring onsite. Furthermore, the cultural resources survey conducted on June 9, June 16, and June 18, 2021 found no existing archaeological resources at the site. However, as discussed in the Cultural Resources Assessment, there is a potential for previously unknown archaeological resources to be below the soil surface. As a result, the potential for archaeological resources exists on site are unknown to low. Therefore, Mitigation Measures CUL-1 through CUL-5, which require archaeological monitoring and disposition requirements, shall be implemented to reduce impacts related to historical and archaeological resources to a less than significant level.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

Less than Significant with Mitigation Incorporated. As previously described, the Project proposes demolition of three historic-era built environment resources. However, the Historic Resource Evaluation Report found that the three structures were found ineligible for listing. The Phase I Cultural Resources Assessment (including field survey) prepared for the Project did not identify any other archaeological resources within the Project site. However, as discussed in the Cultural Resources Assessment, there is a potential for previously unknown archaeological resources to be below the soil surface. As a result, the potential for archaeological resources exists on site are unknown to low. Therefore, Mitigation Measures CUL-1 through CUL-5, which require archaeological monitoring and disposition requirements, shall be implemented to reduce impacts related to historical and archaeological resources to a less than significant level.

c) **Would the Project disturb any human remains, including those interred outside of formal cemeteries?**

No Impact. The Project site has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98, included as PPP CUL-1, mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that significant impacts to human remains would not occur.

Plans, Programs, or Policies/Conditions of Approval:

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.

Mitigation:

Mitigation Measure CUL-1: Unanticipated Resources (COA Planning-CUL 2). The developer/permit holder or any successor in interest 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:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist 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, and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

Mitigation Measure CUL-2: Cultural Resource Monitoring Program (060-Planning-CUL.1). Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has

been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed 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.

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.

Mitigation Measure CUL-3: Reburial Area (060-Planning-CUL.2). Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be protected and not disturbed in the future. This area will be to be used for reburial of any artifacts that will be impacted and/or discovered during grading. This is confidential and the exact nature of this area will not be called out on the grading plans.

Mitigation Measure CUL-4: Artifact 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 archaeological sites that took place years ago), have been handled through the following methods.

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.

Historic Resources

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.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

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. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the 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 and any associated items as provided in Public Resources Code Section 5097.98.

Mitigation Measure CUL-5: 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.

Monitoring:

Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee identifying that the qualified archaeologist has been retained for activities detailed in Mitigation Measure CUL-2. Monitoring shall be conducted by a qualified archaeologist in coordination with the Riverside County Archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”) ; Air Quality, Energy, Greenhouse Gas Emissions and Health Risk Assessment Impact Analysis, prepared by Vista Environmental, September 1, 2021 (Appendix A).

a) Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant.

Construction

During construction of the proposed Project would consume energy in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to the proposed industrial development and the associated infrastructure is not expected to result in demand for fuel greater on a per-development basis than other development projects in Southern California. Table E-1 details the construction fuel usage over the Project’s construction period, as shown in Table E-1 below.

Table E-1: Construction Equipment Fuel Usage

Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Total Operational Hours ¹	Fuel Used (gallons)
Demolition						
Concrete/Industrial Saw	1	81	0.73	8	160	543
Excavators	3	158	0.38	8	480	1,488
Rubber Tired Dozers	2	247	0.4	8	320	1,632
Site Preparation						
Rubber Tired Dozers	3	247	0.4	8	240	1,224
Crawler Tractors	4	212	0.43	8	320	1,506
Grading						
Excavators	2	158	0.38	8	480	1,488
Graders	1	187	0.41	8	240	950
Rubber Tired Dozers	1	247	0.4	8	240	1,224
Scrapers	2	367	0.48	8	240	1,224
Crawler Tractors	2	212	0.43	8	480	2,259
Building Construction						
Cranes	1	231	0.29	7	2,100	7,263
Forklifts	3	89	0.2	8	7,200	7,355
Generator Sets	1	84	0.74	8	2,400	8,562
Tractors/Loaders/Backhoes	3	97	0.37	7	6,300	12,977
Welders	1	46	0.45	8	2,400	2,851
Paving						
Pavers	2	130	0.42	8	2,080	5,863
Paving Equipment	2	132	0.36	8	2,080	5,103
Rollers	2	80	0.38	8	2,080	3,629
Architectural Coating						
Air Compressor	1	78	0.48	6	780	1,676

Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Total Operational Hours ¹	Fuel Used (gallons)
Total Off-Road Equipment Fuel Used during Construction (gallons)						71,957
Notes: ¹ Based on: 20 days for Demolition, 10 days for Site Preparation, 30 days for Grading; 300 days for Building Construction; 130 days for Paving; and 130 days for Architectural Coating. Source: Vista Environmental (Appendix A).						

Table E-2 shows that construction workers would use approximately 79,718 gallons of fuel to travel to and from the Project site. This is in addition to the construction equipment fuel listed in Table E-1.

Table E-2: Estimated Construction Worker Fuel Consumption

Vehicle Trip Types	Daily Trips	Trip Length (miles)	Total Miles per Day	Total Miles per Phase ¹	Fleet Average Miles per Gallon ²	Fuel Used (gallons)
Demolition						
Worker Trips	15	14.7	221	4,410	26.0	170
Vendor Truck Trips	6	6.9	41	828	8.2	101
Haul Truck Trips	4.8	20	96	1,920	8.2	233
Site Preparation						
Worker Trips	18	14.7	265	2,646	26.0	102
Vendor Truck Trips	6	6.9	41	414	8.2	50
Grading						
Worker Trips	20	14.7	294	8,820	26.0	339
Vendor Truck Trips	6	6.9	41	1,242	8.2	151
Building Construction						
Worker Trips	274	14.7	4,028	1,208,340	26.0	46,495
Vendor Truck Trips	107	6.9	738	221,490	8.2	26,929
Paving						
Worker Trips	15	14.7	221	28,665	26.0	1,103
Architectural Coating						
Worker Trips	55	6.9	809	105,105	26.0	4,044
Total Fuel Used from On-Road Construction Vehicles (gallons)						79,718
Notes: ¹ Based on: 20 days for Demolition, 10 days for Site Preparation, 30 days for Grading; 300 days for Building Construction; 130 days for Paving; and 130 days for Architectural Coating. ² From EMFAC 2017 model. Worker Trips based on entire fleet of gasoline vehicles and Vendor Trips based on only truck portion fleet of diesel vehicles. Source: Vista Environmental (Appendix A)						

Construction of the Project would result in fuel consumption from the use of construction tools and equipment, vendor and haul truck trips, and vehicle trips generated from construction workers traveling to and from the site. There are no unusual project characteristics that would cause the use of construction equipment that would be less energy efficient compared with other similar construction sites in other parts of the State. Therefore, construction-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the region, and impacts would be less than significant.

Operation

Once operational, the Project would generate demand for electricity, natural gas, as well as gasoline for fuel tanks. Furthermore, pursuant to PDF AQ-1, all off-road equipment, such as forklifts and street sweepers, used onsite during operation of the proposed warehouse will be electric-powered.

Additionally, pursuant to Riverside County CAP Measure R2-CE1, the proposed Project would include solar to offset at least 20 percent of its energy demands. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption.

The State of California provides a minimum standard for building design and construction standards through Title 24 of the California Code of Regulations (CCR). Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The City’s administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur. As detailed in Table E-3, operation of the proposed Project is estimated to result in the annual use of approximately 188,632 gallons of diesel fuel, 70,280 gallons of gasoline, approximately 3,955,375 thousand British thermal units (BTU) of natural gas, and approximately 3,609,382 kilowatt-hours (kWh) of electricity.

Table E-3: Project Annual Operational Energy Demand Summary

Operational Source	Energy Usage	
Electricity (Kilowatt-Hours)		
Project	3,609,382	
Natural Gas (Thousands British Thermal Units)		
Project	3,955,375	
Petroleum (gasoline) Consumption		
	Annual VMT	Gallons of Gasoline Fuel
Project	1,826,477	70,280
Diesel Consumption		
	Annual VMT	Gallons of Diesel Fuel ¹
Project	1,551,496	188,632

¹Operation of trucks
Source: Vista Environmental, 2021 (Appendix A)

Therefore, with adherence to standard County requirements for solar and use of electric off-road vehicles, construction and operations-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the region, and impacts would be less than significant.

b) Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Less than Significant. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance

with applicable building codes, including energy efficiency. As required by County Code, Chapter 15.04 Building Regulations, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project would be in compliance with 2019 Title 24 requirements. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur. As such, the Project would have less than significant impacts related to energy.

Plans, Programs, or Policies/Conditions of Approval:

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>GEOLOGY AND SOILS</u> Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones;” GIS database; Geotechnical Engineering Investigation, Prepared by NorCal Engineering, April 12, 2021 (Appendix E).

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. The Project site is not located within an Alquist-Priolo Earthquake Fault zone (Geo 2021). The closest Alquist-Priolo Earthquake Fault zone is the San Jacinto Fault zone that is located approximately 9 miles northeast of the Project site. Due to the distance of the Project site from the closest fault zone, there is no potential for the Project to be subject to rupture of a known earthquake fault. Impacts related to a fault zone would not occur from implementation of the proposed Project.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction;” Geotechnical Engineering Investigation, Prepared by NorCal Engineering, April 12, 2021 (Appendix E).

a) Would the Project be subject to seismic-related ground failure, including liquefaction?

Less than Significant. Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

As discussed in the Geotechnical Engineering Investigation, the site is situated in an area of moderate liquefaction susceptibility. The Geotechnical Investigation describes that the site contains fill soils followed by dense and very dense subsurface soils, including decomposed granite at approximately 26.5 feet below ground surface. No groundwater was encountered during onsite borings and is estimated to be approximately 50 feet below the ground surface (Geo 2021). Additionally, all structures built in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted as Chapter 15.04 of the County Code. Compliance with the CBC would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC (California Building standards Commission) measures are incorporated. Compliance with the CBC as included as a condition of approval and verified by the County’s review process would ensure that impacts related to liquefaction are less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk); Geotechnical Engineering Investigation, Prepared by NorCal Engineering, April 12, 2021 (Appendix E).

a) Be subject to strong seismic ground shaking?

Less than Significant. The Project site, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The closest fault to the project site is the San Jacinto Fault Zone that is located approximately 9 miles to the northeast of the Project site. The San Jacinto Fault Zone is the most seismically active component of the San Andreas system, which is a right-lateral strike slip fault.

A major earthquake along this fault or another regional fault could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County’s review process and included as a condition of approval, would reduce impacts related to strong seismic ground shaking to a less than significant level.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope;” USGS National Map; Geotechnical Engineering Investigation, Prepared by NorCal Engineering, April 12, 2021 (Appendix E).

a) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Less than Significant Impact. Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The elevation of the Project site ranges between 1,545 feet above mean sea-level to 1,568 feet above mean sea-level (Hernandez 2021). The Project site and the adjacent parcels are relatively flat, with a slight slope in the easterly direction, and do not contain any hills or steep slopes. As such, no landslides on or adjacent to the Project site would occur. Furthermore, the Project area is not identified as an area having a risk of landslides on the Mead Valley Area Plan Figure 14, *Steep Slopes*. Therefore, impacts related to landslides or rock falls would not occur from implementation of the proposed Project.

Lateral spreading is a type of liquefaction induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. No groundwater was encountered during the Geotechnical Investigation in the Project vicinity. The investigation also found that the potential for liquefaction at this site to be very low due to the dense and very dense subsurface soils. Therefore, the Geotechnical Investigation determined that the Project site is not susceptible to liquefaction (Geo 2021). Similarly, the site is not susceptible to lateral spreading. Impacts would be less than significant with compliance with the mandatory CBC requirements.

In addition, the Geotechnical Investigation describes that onsite soils have an expected settlement of 0.75-inch and differential settlement potential of less than 0.25-inch. However, excavation and recompaction of the artificial fill soils in compliance with the CBC as required through the County's permitting process would ensure that settlement related impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map;" Geotechnical Engineering Investigation, Prepared by NorCal Engineering, April 12, 2021 (Appendix E).

a) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Less than Significant Impact. Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement, and occur in areas with subterranean oil, gas, or groundwater. Effects of subsidence include fissures, sinkholes, depressions, and disruption of surface

drainage. The Project site is located within a susceptible subsidence hazard zone as shown on Riverside County General Plan Figure S-7. However, onsite soils would have a subsidence factor of 0.2 feet and risk of subsidence would be lowered through adherence to CBC grading and earthwork operation recommendations. Also, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water and potential of subsidence.

In addition, compliance with the CBC would be required by the Riverside County Department of Building and Safety, as implemented as a condition of approval. Compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that impacts related to subsidence would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Geotechnical Engineering Investigation, Prepared by NorCal Engineering, April 12, 2021 (Appendix E).

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

No Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The nearest water body is the Perris Reservoir, which is located over 4 miles from the Project site. Due to the distance of the closest water body an impact related to seiche would not occur from the Project.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The Project site and the adjacent parcels are relatively flat. The elevation of the Project site ranges between 1,545 feet above mean sea-level to 1,568 feet above mean sea-level (Hernandez 2021). The site does not contain steep slopes and is not adjacent to any steep slopes that could be subject to a mudflow. Therefore, the proposed Project would not be subject to a mudflow, and no impacts would occur.

In addition, there are no known volcanoes in the Project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed Project would not result in impacts related to seiche, mudflow, or volcanic hazards, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps; Geotechnical Engineering Investigation, Prepared by NorCal Engineering, April 12, 2021 (Appendix E).

a) Would the Project change topography or ground surface relief features?

No Impact. As described previously, the project site and the adjacent parcels are relatively flat. The elevation of the Project site ranges between 1,545 feet above mean sea-level to 1,568 feet above mean sea-level (Hernandez 2021). The site does not contain steep slopes and is not adjacent to any steep slopes. The proposed Project would include excavation to a depth of approximately 3-feet below existing grade and to a depth of approximately 2-feet below the building pad subgrade elevation, whichever is greater. These areas would be backfilled with recompacted on site soils and imported soils to be used for recompaction on the site. Thus, the Project would not change topography or ground surface relief features, and impacts would not occur.

b) Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?

No Impact. As described in the previous response, the Project would include excavation to a depth of approximately 3-feet below existing grade and to a depth of approximately 2-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.

c) Would the Project result in grading that affects or negates subsurface sewage disposal systems?

No Impact. The Project includes installation of an onsite sewer system that would connect to the existing sewer line in Cajalco Road. The installation and grading of the site would be completed pursuant to the County’s and service provider’s required specifications for sewer installation such that the Project would not negate the use of the sewage disposal systems. Therefore, no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys; Geotechnical Engineering Investigation, Prepared by NorCal Engineering, April 12, 2021 (Appendix E)

a) Would the Project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. However, County Ordinance No. 754, Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by the County's conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County Ordinance No. 754 stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County's project review by the Department of Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of landscaping adjacent to the proposed buildings and throughout the proposed parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed Project. In addition, as described in Section 23, Hydrology and Water Quality, the hydrologic features of the proposed Project have been designed to slow, filter, and retain stormwater within landscaping and the proposed detention basins, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant.

b) Would the Project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?

Less than Significant. Expansive soils contain significant amounts of fine-grained silt and clay particles that swell when wet and shrink when dry. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils, and the amount of moisture that the soil is exposed to. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils, which can cause physical distress on the structure. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the Project found that expansive soils were present at the Project Site. Due to this finding, adherence to the Expansive Soil Guidelines provided within the Geotechnical Investigation Report would be required, pursuant to the requirements of the CBC. In addition, as described above, compliance with the CBC is a standard County practice and is included as a condition of approval.

Therefore, compliance with the requirements of the CBC, as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant.

c) Would the Project have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project includes installation of an onsite sewer system that would connect to the existing sewer line in Cajalco and the Project would not use septic tanks or alternative wastewater disposal systems. As a result, no impacts related to septic tanks or alternative wastewater disposal systems would not occur from implementation of the proposed Project.

Plans, Programs, or Policies/Conditions of Approval:

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source(s): Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

a) Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

No Impact. Like the majority of the County, the Project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed Project includes the installation of landscaping adjacent to the proposed building and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind, would not exist upon operation of the proposed Project. As described previously, the proposed Project would be developed in compliance with CBC regulations (included as PPP GEO-1), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Plans, Programs, or Policies/Conditions of Approval:
PPP GEO-1: CBC Compliance.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Riverside County Climate Action Plan (“CAP”); Air Quality, Energy, Greenhouse Gas Emissions and Health Risk Assessment Impact Analysis, prepared by Vista Environmental, September 1, 2021 (Appendix A).

Thresholds

The analysis methodologies from SCAQMD and the Riverside County Climate Action Plan (CAP) are used in evaluating potential impacts related to GHG from implementation of the proposed project.

SCAQMD: SCAQMD does not have approved thresholds; however, SCAQMD does have draft thresholds that provide a tiered approach to evaluate GHG impacts. The current interim SCAQMD thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to the project’s operational emissions. If a project’s emissions are below one of the following screening thresholds, then the project is less than significant:
 - Residential and Commercial land use: 3,000 MTCO₂e per year
 - Industrial land use: 10,000 MTCO₂e per year
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year
- Tier 4 has the following options:
 - Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
 - Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year
- Tier 5 involves mitigation offsets to achieve target significance threshold.

In addition, SCAQMD methodology for project’s construction are to average them over 30-years and then add them to the project’s operational emissions to determine if the project would exceed the screening values listed above (Appendix A).

Climate Action Plan: The County of Riverside adopted the CAP in December 8, 2015. The CAP was designed under the premise that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The County of Riverside CAP Update, November 2019 (CAP Update) establishes GHG emission reduction programs and regulations that correlate with and support evolving State GHG emissions reduction goals and strategies. The CAP Update includes reduction targets for year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO₂e below the Adjusted Business As Usual (ABAU)¹ scenario by 2030 and at least 2,982,948 MT CO₂e below the ABAU scenario by 2050 (CAP Update, p.7-1).

In order to evaluate consistency of development projects with the CAP, the CAP includes Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the amount of GHG emissions are reduced by the measures.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e per year is used to determine if additional analysis is required. The 3,000 MTCO₂e per year value is used in defining small projects that, when combined with the modest efficiency measures required by Title 24 requirements, are considered less than significant. Projects that exceed the 3,000 MTCO₂e per year are required to quantify and disclose the anticipated GHG emissions, then either 1) demonstrate GHG emissions reductions at project buildout year levels from implementation of project design features and/or mitigation measures to reduce GHG emissions or 2) garner 100 points through the Screening Tables.

Projects that garner at least 100 points (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the CAP. As such, pursuant to the County's CAP, projects that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions (Appendix A).

a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant with Mitigation Incorporated. Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed industrial warehouses would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

¹ Adjusted Business As Usual (ABAU) Scenario reflects GHG emissions reductions achieved through anticipated future State actions (CAP Update, p. 2-1).

The estimated operational GHG emissions that would be generated from implementation of the proposed Project are shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the Project's amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the Project's total annual GHG emissions. As shown, GHG emissions would be greater than SCAQMD and Riverside CAP thresholds.

As such, since the Project proposes the construction of a shell building with no end user known at this time, Mitigation Measure GHG-1 is included to require the Project to demonstrate that it garners at least 100 points through the County's Screening Tables. Therefore, pursuant to the Riverside County CAP, with implementation of Mitigation Measure GHG-1, impacts related to GHG emissions would be less than significant.

Table GHG-1: Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons per Year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	0.01	0.00	0.00	0.01
Energy Usage ²	863.68	0.06	0.01	868.31
Mobile Sources ³	2,243.95	0.05	0.27	2,325.01
Off-Road Equipment ⁴	0.00	0.00	0.00	0.00
Solid Waste ⁵	66.88	3.95	0.00	165.68
Water and Wastewater ⁶	179.66	2.24	0.05	251.89
Construction ⁷	44.18	0.01	0.00	44.86
Total Emissions	3,398.36	6.31	0.33	3,655.76
County of Riverside CAP Threshold of Significance				3,000
Notes:				
¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment.				
² Energy usage consists of GHG emissions from electricity (including electric forklifts) and natural gas usage.				
³ Mobile sources consist of GHG emissions from vehicles.				
⁴ Off-road equipment consists of emissions from forklifts utilized onsite (Project Design Feature 1 requires all off-road equipment to be electric-powered).				
⁵ Waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills.				
⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.				
⁷ Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.				
Source: Vista Environmental, 2021 (Appendix A)				

b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant with Mitigation Incorporated. The proposed Project would result in development of two industrial warehouses. The design of the buildings would comply with state and federal programs that are designed to ensure energy efficiency. The proposed Project would comply with all mandatory measures under California Title 24, California Energy Code, and the CALGreen Code, which would provide for efficient energy and water consumption.

As described previously, Mitigation Measure GHG-1 requires the application of CAP Screening Table measures. Since the Project will implement modest efficiency measures, including meeting Title 24 requirements and water conservation measures per the California Green Building Standards Code. In addition, the Project would be consistent with the County's CAP, as detailed in Table GHG-2.

Table GHG-2: Project Consistency with CAP

GHG Reduction Measures	Project Consistency
R1-T1: Assembly Bill 1493: Pavley I	
R1-T2: Assembly Bill 1493: Pavley II	

R1-T3: Executive Order S-1-07 (Low Carbon Fuel Standard)	Consistent. Project vehicles would be required to comply with CARB's standards related to motor vehicles.
R2-T1: Alternative Transportation Options	Consistent. The Project would include construction of a sidewalk along the site's Seaton Avenue and Cajalco Road frontages to promote walking. Proposed sidewalk improvements would extend east, past the Project frontage on Cajalco Expressway. Additionally, the building would include a bike rack to promote biking.
R2-T2: Adopt and Implement a Bicycle Master Plan to Expand Bike Routes around the County	Not Applicable. This measure is intended for the County. However, the Project would not conflict with the use of existing bike lanes.
R2-T3: Ride-Sharing and Bike-to-Work Programs within Businesses	Consistent. The Project would provide preferential parking spaces for ride-share, carpool, and electric vehicles. Additionally, the Project would include a bike rack.
R2-T4: Electrify the Fleet	Consistent. The Project would include preferential parking for electric vehicles. Additionally, the building would include seven electric vehicle charging spaces.
R1-EE1: California Building Code Title 24	Consistent. The proposed Project would be consistent with Title 24 requirements, which would be assured during the building plan check process.
R2-EE1: Energy Efficiency Training, Education, and Recognition in the Residential Sector	Not Applicable. The proposed Project does not include residential development.
R2-EE2: Increase Community Participation in Existing Energy-Efficiency Programs	Not Applicable. This measure is intended for the County, not development projects.
R2-EE3: Home Energy Evaluations	Not Applicable. The proposed Project does not include residential development.
R2-EE4: Residential Home Energy Renovations	Not Applicable. The proposed Project does not include residential development.
R2-EE5: Exceed Energy Efficiency Standards in New Residential Units	Not Applicable. The proposed Project does not include residential development.
R2-EE6: Energy Efficiency Training, Education and Recognition in the Commercial Sector	Not Applicable. This measure is intended for the County, not development projects.
R2-EE7: Increase Business Participation in Existing Energy Efficiency Programs	Not Applicable. This measure is intended for the County, not development projects.
R2-EE8: Non-Residential Building Energy Audits	Not Applicable. This measure is intended for the County, not development projects.
R2-EE9: Non-Residential Building Retrofits	Not Applicable. The proposed Project involves the construction of one new industrial building. It does not involve the retrofit of an existing building.
R2-EE10: Energy Efficiency Enhancement of Existing and New Infrastructure	Consistent. The proposed Project would install energy efficient lighting along the Seaton Avenue and Cajalco Road frontage.
R2-EE11: Exceed Energy Efficiency Standards in New Commercial Units	Consistent. The Project would comply with existing Title 24 requirements and go beyond Title 24 requirements by installing seven electric vehicle charging stations onsite.

R1-CE1: Renewable Portfolio Standard	Consistent. The Project would use energy from Southern California Edison (SCE). SCE has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. The Project would not interfere with or obstruct SCE energy source diversification efforts.
R2-CE1: Clean Energy	Not Applicable. As the Project would construct a 350,481 SF industrial building, the Project would be required to install solar panels.
R2-CE2: Community Choice Aggregation Program	Not Applicable. This measure is intended for the County, not development projects.
R2-L1: Tree Planting for Shading and Energy Saving	Consistent. The Project would provide landscaping throughout the site, including shade trees.
R2-L2: Light Reflecting Surfaces for Energy Saving	Consistent. As shown on Figures 3-2 and 3-3, Project elevations would be comprised of light colored materials, which would reflect light and heat in order to increase energy efficiency.
R1-W1: Renewable Portfolio Standard Related to Water Supply and Conveyance	Consistent. The Project would use energy from Southern California Edison (SCE). SCE has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. The Project would not interfere with or obstruct SCE energy source diversification efforts.
R2-W1: Water Efficiency through Enhanced Implementation of Senate Bill X7-7	Consistent. The proposed Project would utilize low-irrigation and drought tolerant landscaping in order to reduce water use.
R2-W2: Exceed Water Efficiency Standards	Not Applicable. This measure is intended for the County, not development projects. Furthermore, recycled water is not available to the Project site.
R2-S1: Reduce Waste to Landfills	Consistent. All construction would be required to divert 65 percent of construction waste and operations of development would be required to divert 75 percent of solid waste pursuant to state regulations.

In addition, since the Project building square footage is over 100,000 SF, the Project would be required to comply with CAP Measure R2-CE1, which requires that if any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new building totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development the project must offset its energy demands by 20 percent. As the CAP regulates GHG emissions from the Project area, the Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas. Impacts would be less than significant with the implementation of Mitigation Measure GHG-1.

Plans, Programs, or Policies/Conditions of Approval:

PPP E-1: CALGreen Code. Listed previously in Section 10.

Mitigation:

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 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.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Phase I Environmental Site Assessments, prepared by AEI Consultants, November 2019-December 2020, (Appendices F1-F7); Phase II Environmental Site Assessment, prepared by The Reynolds Group, November 11, 2021, Appendix G

a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates regulatory programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Business Plans. As required by the County's standard conditions of approval, should tenants of the proposed building utilize or transport hazardous materials, the tenant/business would also be required to comply with Riverside County Department of Environmental Health conditions, and if required, the California Accidental Release Program (CalARP). CalARP would require the tenant to provide a Risk Management Plan and allow site access for routine inspections of CalARP facilities.

Construction

Construction activities for the proposed Project would involve routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, routine hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials routinely used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the

project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed Project would be less than significant.

Operation

The proposed Project would operate one industrial warehouse, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

Also, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed Project would result in a less than significant impact related to the routine transport, use, or disposal of hazardous materials.

b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant. In 2019 and 2020, multiple Phase I Environmental Site Assessments (ESAs) were conducted for the Project site by AEI Consulting (Appendices F1-F7). Multiple other environmental concerns (OECs) were identified, which are discussed below. The Phase I ESA did not identify any recognized environmental conditions (RECs), controlled RECs, or historic RECs.

Other Environmental Concerns

Junk Yard – 19600 Seaton Avenue

The property at 19600 Seaton Avenue is a storage yard/junk yard for vehicles, motor homes and a mobile home. No evidence of significant staining or any obvious release was identified. Based on site visit observations, the use of the subject property does not appear to be a significant environmental concern at this time. However, since the property is slated for redevelopment, the debris and vehicles will need to be removed and disposed of properly. Additionally, upon review of the Phase I ESA for 19600 Seaton Avenue, the Riverside County Department of Environmental Health indicated that the agency did not concur with the findings of the Phase I ESA and required further testing. As such, a Phase II was conducted for the property which included soils sampling, an additional site survey, and multiple borings to test for Volatile Organic Compounds (VOCs), Total Petroleum Hydrocarbons (TPHs), and metals. Laboratory analysis conducted for the Phase II ESA revealed trace concentrations of TPHs, VOCs, and metals. However, the detected concentrations were several orders of magnitude less than

the applicable industrial or commercial land use screening criteria and are considered de minimis. Therefore, impacts related to the other environmental concerns would be less than significant.

Oil/Substance Drums –23113 Cajalco Road

The subject property had two (2) presumed waste oil drums and five (5) presumed waste oil containers located on the central portion of the property. No evidence of impact to the subject property, such as surface staining, odors, stressed vegetation, or spillage of contents, was observed. Based on this information, the materials are not considered to represent evidence of a REC. However, the materials represent a housekeeping concern, and should be removed from the property in accordance with applicable regulations. Additionally, upon review of the Phase I ESA for 23113 Cajalco Road, the Riverside County Department of Environmental Health indicated that the agency did not concur with the findings of the Phase I ESA and required further testing. As such, a Phase II was conducted for the property which included soils sampling, an additional site survey, and multiple borings to test for Volatile Organic Compounds (VOCs) and Total Petroleum Hydrocarbons (TPHs) within site soils. Laboratory analysis conducted for the Phase II ESA revealed trace concentrations of TPHs, VOCs, and metals. However, the detected concentrations were several orders of magnitude less than the applicable industrial or commercial land use screening criteria and are considered de minimis. Therefore, impacts related to the other environmental concerns would be less than significant.

Oil/Substance Drums – 23051 Cajalco Road

AEI observed approximately 30 containers of presumed waste oil within a trailer on site. Several of the containers were uncovered and/or open and were generated when the owner previously performed oil changes on the trucks. No staining or leaks were noted in connection with these waste oil containers. In addition, one 55-gallon drum of presumed acetone was noted in the storage yard; no staining was noted. Based on the lack of a documented release, these materials are not expected to represent a significant environmental concern. However, as best management practices, these materials should be placed with secondary containment prior to disposal and disposed of in accordance with applicable regulations. Additionally, upon review of the Phase I ESA for 23051 Cajalco Road, the Riverside County Department of Environmental Health indicated that the agency did not concur with the findings of the Phase I ESA and required further testing. As such, a Phase II was conducted for the property which included soils sampling, an additional site survey, and multiple borings to test for Volatile Organic Compounds (VOCs) and Total Petroleum Hydrocarbons (TPHs) within site soils. Laboratory analysis conducted for the Phase II ESA revealed trace concentrations of TPHs, VOCs, and metals. However, the detected concentrations were several orders of magnitude less than the applicable industrial or commercial land use screening criteria and are considered de minimis. Therefore, impacts related to the other environmental concerns would be less than significant.

Prior Agricultural Uses

The properties at 317-140-045, 317-240-046, 317-140-044, 317-140-028, 317-140-004, and 317-140-005 were historically used for agricultural purposes. As such, there is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site. The subject property is planned for industrial development, and the area of the subject property would largely either be paved over or covered by improvements that make direct contact with any potential remaining concentrations in the soil unlikely. In addition, AEI contacted Riverside County Planning Department to determine whether sampling relating to the former agricultural use of the subject property is required in preparation for development, and the agency stated that no such requirements exist at this time.

The property at 317-140-019 and 317-140-020 was historically used for a farmstead which included residential and/or agricultural-type structures. Due to the historical use of the subject property, the potential exists that fuel tanks may have formerly been present on site. However, no documentation of any fuel tanks at the subject property was found during the course of this assessment; therefore, this former use is not expected to represent a significant environmental concern.

Asbestos

The ESAs conducted for APNs 317-140-045, 317-140-044, 317-140-028, 317-140-004 indicated the buildings onsite potentially contains asbestos containing materials (ACMs), which require special handling and disposal, as they may be hazardous to demolition workers and could pose an environmental hazard if disposed of improperly. Compliance with SCAQMD Rule 1403, which is required as an existing regulation and standard condition prior to issuance of a demolition permit, would reduce potential impacts related to ACMs to less than significant.

Lead-Based Paint

The ESAs conducted for APNs 317-140-045, 317-140-044, 317-140-028, 317-140-004 indicate that due to the age of multiple existing onsite buildings, they also potentially contain lead-based paint (LBP). Pursuant to existing regulations, an LBP survey shall be completed prior to any activities with the potential to disturb suspected lead based painted surfaces. The regulations specify actions to manage and control exposure to lead-based paint (per the Code of Federal Regulations Title 29, Section 1926.62 and California Code of Regulations Title 8 Section 1532.1) that cover the demolition, removal, cleanup, transportation, and disposal of lead-containing material. The regulations outline the permissible exposure limit, protective measures, monitoring and compliance to ensure the safety of construction workers exposed to LBP. In addition, Cal/OSHA's Lead in Construction Standard requires the Project to develop and implement a lead compliance plan when LBP would be disturbed during construction. The plan must describe activities that could emit lead, methods for complying with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction activities. Cal/OSHA requires 24-hour notification if more than 100 SF of LBP would be disturbed. With compliance to Cal/OSHA requirements, potential impacts related to LBP being released into the environment would be less than significant.

Construction

As described previously, construction of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval, and included as PPP HYD-1) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County through construction permitting, the Project's construction-related impacts would be less than significant.

Operation

As described previously, operation of the proposed industrial warehouses includes use of limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

c) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

No Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (July 2018) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would operate an industrial warehouse that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code (included in County Ordinance No. 457 and County Ordinance No. 787, respectively) to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveways and connections to existing infrastructure along Seaton Avenue and Cajalco Road, the roadways would remain open to ensure adequate emergency access to the Project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would not occur.

Operation

Operation of the proposed project would also not result in a physical interference with an emergency response evacuation. Direct access to the Project site would be provided from Seaton Avenue and Cajalco Road which is adjacent to the Project site. The Project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Ordinance No. 787 and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

d) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

No Impact. The closest school site is at the Thomas Rivera Middle School, located at 21675 Martin Street, approximately 1.47-mile northwest of the Project site. Therefore, there are no schools located within a 0.25 mile of the Project site. As such, there would be no impacts that would occur to any schools in the vicinity of the Project.

As described previously, the use of hazardous materials related to the proposed industrial warehouse uses would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment. Also, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 mile of school, and no impacts would occur.

e) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Phase I ESA conducted database searches to determine if the Project area or any nearby properties are identified as currently having hazardous materials. The record searches determined that although the site has a history of various uses, the Project site is not located on which

is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 (Phase I 2021). As such, no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” GIS database; March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014). Accessed: <http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700>.

a) Would the Project result in an inconsistency with an Airport Master Plan?

Less than Significant Impact. The Project site is located approximately 1.75-mile southwest of the March Air Reserve Base (ARB) and is within Compatibility Zones C2 in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The C2 zone is identified as a flight corridor zone for March Air Reserve Base. The ALUCP restricts the number of people within the C2 zone to an average of 200 people per acre, with no more than 500 people in one acre. Highly noise-sensitive outdoor non-residential uses and hazards to flight are prohibited. In addition, an airspace review is required for any objects taller than 70-feet in height within the C2 zone.

On December 16, 2021, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval. With implementation of these conditions of approval listed below, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

b) Would the Project require review by the Airport Land Use Commission?

Less than Significant Impact. As described in the previous response, the Project has been reviewed for consistency with the ALUCP by the Riverside ALUC. ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval. With implementation of these conditions of approval, impacts related to inconsistency with an Airport Master Plan would be less than significant.

- c) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the project area?**

Less than Significant Impact. The Project site is approximately 1.75-mile southwest of the March ARB. As described previously, the Project site is identified as within Compatibility Zone C2, which is a flight corridor zone. The Project has been reviewed by the Riverside County ALUC. ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval. These conditions of approval include actions that would minimize the potential for harm to workers at the Project site, such as a requirement for interior noise levels from aircraft operations to be attenuated to 45 dBA CNEL or less. With implementation of these conditions of approval, impacts related to a safety hazard for people residing or working in the Project area would be less than significant.

- d) **For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The Project site is not located within the vicinity of a private airstrip and would not result in a safety hazard related to an airstrip for people residing or working in the Project Area.

Plans, Programs, or Policies/Conditions of Approval:

PPP HAZ-1: ALUC Conditions. The Project will be required to comply with the following conditions issued by the Airport Land Use Commission on December 16, 2021:

1. Any outdoor lighting 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:
 - (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 climb following takeoff or toward an aircraft engaged in a straight 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 climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport to the extent as to result in a potential for temporary after-image greater than the low ("green") level.
 - (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, 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.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Highly noise sensitive outdoor nonresidential uses.
 - (f) Other Hazards to flight.
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.
4. Any new detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention 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 detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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.

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. 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.

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. This Project has been evaluated for a total of 350,481 square feet of manufacturing/office area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the 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 10 degrees and orientation of 160 degrees. Solar panels shall be limited to a total of 350,481 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 incidence of 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 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.
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 incidence. For each such incidence 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.

10. The Federal Aviation Administration has conducted an aeronautical study of the proposed Project (Aeronautical Study No. 2021-AWP-13538-0E) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the Project.
11. The proposed structures shall not exceed a height of 44 feet above ground level and a maximum elevation at top point of 1,596 feet above mean sea level.
12. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration.
13. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 44 feet in height and a maximum elevation of 1,596 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
14. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the Project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the Project is abandoned or a decision is made not to construct the applicable structure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

the project may impede sustainable groundwater management of the basin?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas;” Figure S-10 “Dam Failure Inundation Zone;” Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Preliminary Water Quality Management Plan, prepared by SDH & Associates, Inc., July 7, 2021 (Appendix H); Preliminary Drainage Study, prepared by SDH & Associates Inc., September 24, 2021 (Appendix I); Eastern Municipal Water District 2020 Urban Water Management Plan (UWMP 2020).

a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The Project site is within the Santa Ana Watershed Region of Riverside County, within the San Jacinto Sub-Watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained. Water quality standards are determined based on the identified beneficial use of the water body.

Receiving waters of the project site in order of upstream to downstream include, San Jacinto River, Canyon Lake, and Lake Elsinore. Beneficial uses Canyon Lake consist of municipal and domestic supply (MUN), agriculture supply (AGR), groundwater recharge (GWR), water contact recreation (REC1), non-contact water recreation (REC2), warm freshwater habitat (WARM), and wildlife habitat (WILD) (WQMP 2021). Beneficial uses of Lake Elsinore consist of water contact recreation (REC1), non-contact water recreation (REC2), warm freshwater habitat (WARM), cold freshwater habitat (COLD), and wildlife habitat (WILD).

The existing Project site is developed with multiple single-family residences with associated structures and generally slopes from west to east. Per the County's Perris Valley Area Drainage Plan, the site is part of the area tributary to Lateral E-8. Existing drainage in the northern portion of the site drains in a northeasterly direction towards the Cajalco Road cul-de-sac. The southern portion of the site drains in a southeasterly direction (Appendix H).

Construction

Construction of the proposed Project would require demolition of the existing improvements on the site and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents, and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as discussed previously in Section 18. The SWPPP is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the Project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The Project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per County conditions of approval, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed Project would be less than significant.

Operation

Post construction, the Project site would support operation of one warehouse building totaling 350,481 SF. Project operation would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs, included as PPP HYD-1. The LID site design would minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed landscaped areas would introduce planting media that will likely enhance the capability to store runoff on-site within the media. Some of the runoff will drain to nearby landscaping areas. The remainder of the Project is designed to flow to two proposed bioretention basins, with designed capacity to capture 15,141.5 cubic feet and 11,052.3 cubic feet. The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HYD-1.

Table HYD-1: Permanent and Operational Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets	Mark all inlets with the words "Only Rain Down the Storm Drain" or similar.	<ul style="list-style-type: none"> • Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators. • Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drain."
Interior floor drains	Interior floor drains shall be plumbed to the sanitary sewer	<ul style="list-style-type: none"> • Inspect and maintain drains to prevent blockages and overflow.
Need for future indoor & structural pest control	Building design features including sealant barriers and fully closing windows and doors have been included to discourage entry of pests.	<ul style="list-style-type: none"> • Integrated Pest Management (IPM) information to be provided to owners, lessees, and operators.
Landscaping/Outdoor Pesticide Use	Final Landscape Plans will accomplish all of the following: <ul style="list-style-type: none"> • Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. • Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. 	<ul style="list-style-type: none"> • Maintain landscaping using minimum or no pesticides • Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead dispose of green waste by composting, hauling it to a permitted landfill, or recycling through the City of Riverside's recycling program. • Provide integrated Pest Management information to new owners, lessees, and operators

	<ul style="list-style-type: none"> Consider using pest-resistant plants, especially adjacent to hardscape. <p>To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistence, and plant interactions.</p>	
Refuse Areas	<ul style="list-style-type: none"> Trash receptacles shall be emptied by trained personnel on a regular basis to maintain clean facilities Trash enclosures area shall be kept clean by sweeping on a regular basis. Trash enclosures shall be emptied by a qualified, contracted waste management company or the City of Riverside. Signs will be posted on or near dumpsters with the words, "Do not dump hazardous materials here" or similar. 	<ul style="list-style-type: none"> Provide adequate number of receptacles Inspect receptacles regularly, and repair or replace leaky receptacles Keep receptacles covered Prohibit/prevent dumping of liquid or hazardous wastes Post "No Hazardous Materials signs" Inspect and pick up litter daily and clean up spills immediately Keep spill control materials on-site
Industrial Processes	All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.	<ul style="list-style-type: none"> All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.
Plazas, sidewalks, loading docks and parking lots		<ul style="list-style-type: none"> Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing and cleaning agent or degreaser and discharge to the sanitary sewer, not to a storm drain.

With implementation of the operational source and treatment control BMPs that is outlined in the preliminary WQMP (Appendix H) that would be reviewed and approved by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, impacts would be less than significant.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. The proposed Project would not deplete groundwater supplies. The Eastern Municipal Water District (EMWD) provides water services to the Project site and vicinity, which receives a large portion of water from imported sources (UWMP 2020). The Project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the West San Jacinto Groundwater Management Plan. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project would not pump water from the project area (as water supplies would be provided by EMWD), the proposed Project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed Project would result in a large area of impervious surface (596,426 SF) on the Project site. The Project design includes two bioretention basins that would capture and filter runoff. In addition, the Project includes installation of landscaping that would infiltrate stormwater onsite. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The proposed Project would have a less than significant impact.

c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

Less than Significant Impact. The Project site does not include or is adjacent to any river or stream. Thus, impacts related to alteration of the course of a stream or river would not occur. The Project site generally slopes from the west to east. Existing drainage in the northern portion of the site drains in a northeasterly direction towards the Cajalco Road cul-de-sac. The southern portion of the site drains in a southeasterly direction (Appendix H). The stormwater runoff from the addition of impervious surfaces from development of the Project would be conveyed to two bioretention systems. The proposed systems are proposed to be located along the eastern boundary and southeast corner of the site. Over-flows in excess of water quality capture volume requirements will be directed to the aforementioned Lateral E-8 for conveyance off-site. Drainage would be controlled and would not result in substantial alteration of the drainage pattern. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process and through conditions of approval. Therefore, the proposed Project would result in less than significant impacts related to alteration of the drainage pattern of the site or area.

d) Would the Project result in substantial erosion or siltation on-site or off-site?

Less than Significant Impact. As described previously, existing RWQCB and County regulations require the Project to implement a project-specific SWPPP during construction activities, included as PPP HYD-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the Project is required to implement a WQMP that would provide operational BMPs to ensure that operation of the industrial warehouse use would not result in erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation onsite or off-site would be less than significant.

e) Would the Project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Less than Significant Impact. As detailed previously, runoff generated by the proposed Project would be conveyed to bioretention basins that would be developed on the eastern property line and southeastern corner of the site, which would filter, retain, and slowly discharge drainage into Lateral E-

8, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed Project would meet the stormwater control requirements. Therefore, the proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding onsite or off-site, and impacts would be less than significant.

f) Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact. As described previously, the runoff generated by the proposed Project would be conveyed to bioretention basins that would be developed on the eastern property line and southeastern corner of the site, which would filter, retain, and slowly discharge drainage into Lateral E-8. The basins have been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the stormwater drainage system. The Preliminary WQMP details that the storm drain facilities are be sized adequately for 100-year storm event. The basins have been sized to capture and treat 15,141.5 and 11,052.3 cubic feet of storm water (Appendix H). Thus, runoff from the Project site would not exceed the capacity of stormwater drainage systems.

In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed Project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of a WQMP during the County's standard review and permitting process would result in less than significant impacts related to the stormwater drainage system and polluted runoff.

g) Would the Project impede or redirect flood flows?

No Impact. The Project would develop an undeveloped vacant site into two industrial warehouse buildings and associated infrastructure and install underground infiltration basins onsite that would retain and convey storm flows to the drainage system. According to the FEMA FIRM map (06065C1410G) and the Mead Valley Area Plan Figure 11, Special Flood Hazard Zones, the Project site is not located within a flood zone. Thus, the proposed Project would not impede or redirect flood flows, and no impacts would occur.

h) Would the Project, in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

No Impact. As described above, the Project is not located within a flood zone. Therefore, the Project would not potentially risk the release of pollutants due to project inundation. The Project site is located over 37 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project site to pose a flood hazard to the site resulting from a seiche. The nearest water body is the Perris Reservoir, which is located approximately 4 miles from the Project site. Therefore, no seiche impacts would occur.

i) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.

Also as described previously, the Project site overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the West San Jacinto Groundwater Management Plan. The plan limits the allowable withdrawal of water from the basin by water purveyors. Additionally, the project would not pump water and water supplies would be provided by EMWD. Thus, the proposed project would not conflict with or obstruct a groundwater management plan, and no impacts would occur.

Plans, Programs, or Policies (PPPs)/Conditions of Approval:

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.

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Land Use Element and County Ordinance No. 348. Riverside Board of Supervisors "Good Neighbor Policy" for Logistics and Warehouse/Distribution Uses Policy F-1.

a) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant. The Project site is partially developed with multiple single-family residences. The site is surrounded by roadways, light industrial warehousing uses, and single-family residences. The proposed Project would demolish the existing buildings onsite and develop an industrial warehouse and associated infrastructure. The Riverside County General Plan Land Use Element designates the site for Light Industrial (LI) uses which includes industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. Furthermore, as shown in Table LU-1, the proposed Project would be consistent with applicable Riverside County General Plan Policies.

Table LU-1: General Plan Consistency

General Plan Policy	Project Consistency
Land Use Element	
LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers transportation systems, and fire/police/medical services. (AI 3, 4, 32, 74)	Consistent. As discussed in Sections 30-34, <i>Public Services</i> , the Project would not exceed the ability to provide adequate supporting infrastructure and services. The Project Applicant shall pay all development fees pursuant to Ordinance No. 659.
LU 5.3 Review all projects for consistency with individual urban water management plans (AI 3).	Consistent. As discussed in the Utilities Section, the Project would be consistent with the existing General Plan designation for the site, which informs the water demand projections in the Eastern Municipal Water District 2020 Urban Water Management Plan. As such, the Project would be consistent with the Urban Water Management Plan.
LU 7.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)	Consistent. As previously discussed, the Project site has a General Plan designation of Light Industrial (LI). As outlined in the Project Description, the proposed Project would be consistent with the applicable development standard for the Light Industrial designation.
LU 8.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities. (AI 17, 19)	Consistent. The proposed Project would develop an industrial warehouse building on a site designated for Light Industrial uses. The site is bordered by an existing warehouse to the east. Furthermore, as shown in Figures 3-2, <i>Elevations</i> , the proposed building would provide an attractive work environment.
LU 9.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)	Consistent. As discussed throughout this IS/MND, the proposed Project would be consistent with CEQA and would not result in significant impacts to the environment.
LU 9.6 If any area is classified by the State Geologist as an area that contains mineral deposits and is of regional or statewide significance, and Riverside County either has designated that area in its general plan as having important minerals to be protected pursuant to subdivision (a) of Section 2761 of the Surface Mining and Reclamation Act,	Consistent. As discussed in Section 25, <i>Mineral Resources</i> , the Project site is located within Mineral Resource Zone 3, which indicates that information related to mineral deposits is unknown. Therefore, the Project would not impact known mineral deposits.

<p>or has otherwise not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, Riverside County shall prepare, in conjunction with its project CEQA documentation, a statement specifying its reason for permitting the proposed use, and shall forward a copy to the State Geologist and the State Mining and Geology Board for review.</p>	
<p>LU 10.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)</p>	<p>Consistent. As discussed in Sections 30-34, <i>Public Services</i>, the Project would not exceed the ability to provide adequate supporting infrastructure and services. The Project Applicant shall pay all development fees pursuant to Ordinance No. 659.</p>
<p>LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 1, 17)</p>	<p>Consistent. The proposed Project would generate short-term construction jobs and approximately 340 long-term jobs within the proposed warehouse buildings.</p>
<p>LU 11.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools. (AI 3)</p>	<p>Consistent. As discussed in Section 1, <i>Aesthetics</i>, proposed uses would be set back from land zoned residential to the south by 20 feet of landscaping. Additionally, as discussed in Section 6, <i>Air Quality</i>, emissions of criteria pollutants and diesel particulate matter from the proposed Project would be below SCAQMD thresholds.</p>
<p>LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.</p>	<p>Consistent. As described in Section 20, <i>Greenhouse Gas Emissions</i>, Project GHG emissions would be less than applicable SCAQMD and Riverside County Climate Action Plan Thresholds. Additionally, as demonstrated in Table GHG-2, the Project would be consistent with the Riverside County Climate Action Plan.</p>
<p>LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.</p>	<p>Consistent. The proposed Project would provide employment for 340 long-term employees. The proposed building would be easily accessible from I-215 and Cajalco Road.</p>
<p>LU 18.1 Ensure compliance with Riverside County's water-efficient landscape policies. Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather-based controllers and utilize state-of-the-art water-efficient irrigation components.</p>	<p>Consistent. As shown in Figure 3-4, <i>Landscape Plan</i>, the proposed Project would provide drought-friendly, water-efficient landscaping throughout the Project site.</p>
<p>LU 30.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)</p>	<p>Consistent. As previously discussed, the Project site has a General Plan designation of Light Industrial (LI). As outlined in the Project Description, the proposed Project would be consistent with the applicable development standards for the Light Industrial designation.</p>
<p>LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)</p>	<p>Consistent. As discussed in the Project Description, truck access to the site would be</p>

	allowable on all three driveways, which are set back from adjacent property lines.
LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors	Consistent. The proposed industrial building would be located in proximity to the I-215 corridor and various truck routes.
LU 30.6 Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)	Consistent. Additionally, as discussed in Section 6, <i>Air Quality</i> , emissions of criteria pollutants and diesel particulate matter from the proposed Project would be below SCAQMD thresholds. Furthermore, the proposed Project would not regularly use, store, produce, or transport toxins.
LU 30.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)	Consistent. As discussed in the Utilities Section, the proposed Project would be adequately served by existing water and sewer infrastructure. Additionally, as further discussed in the Transportation Section, the Project would be within the capacity of surrounding roadways with installation of a traffic signal at the Seaton Avenue and Cajalco Road intersection.
LU 30.8 Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)	Consistent. As shown in Figures 3-2, <i>Elevations</i> , the proposed building would provide visual appeal through the use of various materials. Additionally, the Project would transform the underutilized Project site as planned per the site's General Plan land use.
Circulation Element	
<p>C 2.1 The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan (Figure C-1) which are currently County maintained, or are intended to be accepted into the County maintained roadway system:</p> <p>LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: & Level of Service A qualitative measure describing the efficiency of traffic flow. Level of Service designations are used to describe the operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. County of Riverside General Plan July 7, 2020 C-7 REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.</p> <p>LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester,</p>	<p>Consistent. As discussed further in the Transportation Section, the proposed Project would generate 541 daily trips including 29 AM peak hour and 35 PM peak hour trips. Per the County's request, a Traffic Impact Analysis was prepared for the Project, and is included as Appendix L. An intersection operations analysis was conducted for the study area to evaluate the existing plus Project weekday a.m. and p.m. peak hour conditions with the Project.</p> <p>Opening Year Baseline (2023) traffic volumes were developed by applying a growth rate of two percent per year to the existing (2021) traffic volumes and adding traffic generated by 21 other approved and pending development projects in the vicinity of the proposed Project. As shown in Table T-3, all of the intersections are forecast to operate at satisfactory LOS C or better in the opening year 2023 plus project condition for both scenarios, with the exception of the Seaton Ave/Cajalco Road Intersection. As discussed, the Project would pay a fair share fee toward development of a signal at the intersection in order to restore satisfactory roadway operations. Therefore, the proposed Project would be consistent with Policy C 2.1.</p>

Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.

Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations. (AI 3)

C 2.2 Require that new development prepare a traffic impact analysis as warranted by the Riverside County Traffic Impact Analysis Preparation Guidelines or as approved by the Director of Transportation. Apply level of service targets to new development per the Riverside County Traffic Impact Analysis Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development. (AI 3)

C 2.3 Traffic studies prepared for development entitlements (tracts, public use permits, conditional use permits, etc.) shall identify project related traffic impacts and determine the significance of such impacts in compliance with CEQA and the Riverside County Congestion Management Program Requirements. (AI 3)

C 2.4 The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets.

C 2.5 The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.

C 3.6 Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing

<p>commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.</p>	
<p>C 3.11 Generally locate commercial and industrial land uses so that they take driveway access from General Plan roadways with a classification of Secondary Highway or greater, consistent with design criteria limiting the number of such commercial access points and encouraging shared access. Exceptions to the requirement for access to a Secondary Highway or greater would be considered for isolated convenience commercial uses, such as standalone convenience stores or gas stations at an isolated off ramp in a remote area. Industrial park type developments may be provided individual parcel access via an internal network of Industrial Collector streets.</p>	<p>Consistent. The proposed Project would have two driveways off of Seaton Avenue, which is designated by the County General Plan Circulation Element as a Secondary Highway, and Cajalco Road, which is designated as an Expressway.</p>
<p>C 3.7 Design interior collector street systems for commercial and industrial subdivisions to accommodate the movement of heavy trucks.</p>	<p>Consistent. The proposed Project's internal street system has been designed and would be constructed to accommodate the movement, including the turning radii, of heavy trucks.</p>
<p>C 3.9 Design off-street loading facilities for all new commercial and industrial developments so that they do not face surrounding roadways or residential neighborhoods. Truck backing and maneuvering to access loading areas shall not be permitted on the public road system, except when specifically permitted by the Transportation Department.</p>	<p>Consistent. As shown on Figure 3-1, <i>Conceptual Site Plan</i>, the proposed building would be oriented so that loading dock areas are oriented away from nearby residential development.</p>
<p>C 4.7 Make reasonable accommodation for safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.</p>	<p>Consistent. The proposed Project would provide ADA compliant walkways within the site and would construct ADA compliant sidewalks along the Project's Seaton Avenue and Cajalco Road frontages.</p>
<p>C 5.3 Require parking areas of all commercial and industrial land uses that abut residential areas to be buffered and shielded by adequate landscaping</p>	<p>Consistent. As shown on Figure 3-3, <i>Landscaping Plan</i>, the Project would include landscaping and trees along the Project perimeter, which would shield parking areas from offsite views.</p>
<p>C 6.7 Require that the automobile and truck access of commercial and industrial land uses abutting residential parcels be located at the maximum practical distance from the nearest residential parcels to minimize noise impacts. (AI 105)</p>	<p>Consistent. As shown on Figure 3-1, <i>Conceptual Site Plan</i>, truck access to the Project site would occur at all three driveways. The southern Seaton Avenue driveway would be set back from the adjacent lot that is zone for residential development. Furthermore, as analyzed in Section 27, <i>Noise Effects of the Project</i>, the proposed Project would not result in significant noise impacts to surrounding sensitive receptors.</p>
<p>Safety Element</p>	

<p>S 1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.</p>	<p>Consistent. The proposed Project would be consistent with the requirements set forth by the 2019 California Building Code, as verified through the plan check process.</p>
<p>S 2.2 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (AI 81)</p>	<p>Consistent. As discussed previously, a Geotechnical Investigation was conducted for the proposed Project and is included as Appendix E. As demonstrated by the investigation, the proposed Project would not result in significant impacts related to geologic hazards.</p>
<p>S 2.6 Require that cut and fill transition lots be over-excavated to mitigate the potential of seismically induced differential settlement.</p>	<p>Consistent. The proposed Project would be constructed and graded in compliance with the requirements set forth in the 2019 California Building Code and the Project-specific recommendations included in the Geotechnical Investigation.</p>
<p>Noise Element</p>	
<p>N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used. (AI 107)</p>	<p>Consistent. As discussed further in Section 27, <i>Noise Effects of the Project</i>, a Noise Impact Analysis, included as Appendix K, was prepared for the proposed Project. The Noise Impact Analysis analyzed noise levels associated with construction and operation of the proposed Project in relation to the County's applicable noise regulations. As shown in table N-2, construction noise at the nearby receiver locations would not exceed the 80 dba Leq daytime construction noise level threshold. As shown in Table N-4, the noise levels generated by the Project would be less than the 55 dBA daytime maximum noise level and the 45 dBA nighttime maximum noise level at the closest sensitive receptors. Therefore, noise generated from operation of the proposed Project would not exceed noise standards and would be less than significant. Therefore, noise from the proposed Project would not exceed the County's noise standard.</p> <p>Furthermore, loading docks would be oriented away from nearby residences in order to limit potential noise impacts.</p>
<p>N 1.4 Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys. (AI 106, 109)</p>	
<p>N 1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County. (AI 105, 106, 108)</p>	
<p>N 1.6 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses. (AI 107)</p>	
<p>N 1.8 Limit the maximum permitted noise levels that cross property lines and impact adjacent land uses.</p>	
<p>N 3.3 Ensure compatibility between industrial development and adjacent land uses. To achieve compatibility, industrial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses. (AI 107)</p>	
<p>N 3.5 Require that a noise analysis be conducted by an acoustical specialist for all proposed projects that are noise producers. Include recommendations for design mitigation if the project is to be located either within proximity of a noise-sensitive land use, or land designated for noise sensitive land uses. (AI 109)</p>	
<p>N 4.8 Require that the parking structures, terminals, and loading docks of commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles on the site as well as on adjacent land uses. (AI 106, 107)</p>	

<p>N 6.3 Require commercial or industrial truck delivery hours be limited when adjacent to noise-sensitive land uses unless there is no feasible alternative or there are overriding transportation benefits. (AI 105, 107)</p>	
<p>N 9.3 Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures. (AI 106)</p>	
<p>N 9.4 Require that the loading and shipping facilities of commercial and industrial land uses, which abut residential parcels be located and designed to minimize the potential noise impacts upon residential parcels. (AI 105)</p>	
<p>N 13.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices. (AI 105, 108)</p>	
<p>N 13.4 Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. (AI 105, 108)</p>	
<p>N 14.5 Consider the issue of adjacent residential land uses when designing and configuring all new, nonresidential development. Design and configure on-site ingress and egress points that divert traffic away from nearby noise-sensitive land uses to the greatest degree practicable. (AI 106, 107)</p>	
<p><i>Air Quality Element</i></p>	
<p>AQ 4.1 Require the use of all feasible building materials/methods which reduce emissions.</p>	<p>Consistent. The proposed Project would utilize standard building materials for construction. As shown in Section 6, <i>Air Quality</i>, the Project's construction air quality emissions would be less than applicable SCAQMD thresholds. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.</p>
<p>AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units.</p>	<p>Consistent. The proposed Project would comply with current CalGreen requirements for building energy efficiency.</p>
<p>AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through: Design features; Operating procedures; Preventive maintenance; Operator training; and Emergency response planning</p>	<p>Consistent. As shown in Section 6, <i>Air Quality</i>, the Project's operational emissions of criteria pollutants and diesel particulate matter would be less than applicable SCAQMD thresholds. Furthermore, the Project would comply with SCAQMD Rule 1113, included as PPP AQ-3.</p>
<p>AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.</p>	<p>Consistent. The Project would adhere to applicable SCAQMD rules and control measures.</p>
<p>AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board</p>	<p>Consistent. As shown in Section 6, <i>Air Quality</i>, the Project's construction and operational air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant. As such, no mitigation is required to reduce air quality impacts. Furthermore, the Project would comply with SCAQMD Rules 402,</p>

	403, and 1113, included as PPP AQ-1 through PPP AQ-3.
Healthy Community Element	
HC 5.5 When building sidewalks, ensure that they are sufficiently wide and clear of obstructions to facilitate pedestrian movement and access for the disabled	Consistent. The proposed Project would provide ADA compliant walkways within the site and would construct ADA compliant sidewalks along the Project's Seaton Avenue and Cajalco Road frontages.
HC 6.5 Promote job growth within Riverside County to reduce the substantial out-of-county job commutes that exist today.	Consistent. The Project would provide short-term construction jobs during building construction and approximately 340 long-term jobs during operations.
HC 9.4 Improve safety and the perception of safety by requiring adequate lighting, street visibility, and defensible space.	Consistent. The Project would include security lighting throughout the site and would include setbacks all property lines. Furthermore, the loading docks areas would be gated.
HC 14.2 When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.	Consistent. As shown in Section 6, <i>Air Quality</i> , the Project's construction and operational air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
HC 14.3 When feasible incorporate design features into projects, including flood control and water quality basins, to minimize the harborage of vectors such as mosquitoes.	Consistent. As discussed in Section 23, <i>Water Quality Impacts</i> , the proposed Project would include landscaping to infiltrate stormwater and two underground infiltration tanks. As such, the Project would minimize areas that would contribute to the harborage of vectors such as mosquitos.
HC 15.1 In coordination with community based organizations and community members, develop an outreach and engagement plan using multiple means for increasing public awareness and participation in the local planning process in furtherance of environmental justice planning.	Consistent. Multiple outreach events have been conducted during the planning process for the Project with various community stakeholders.
HC 16.5 Evaluate the compatibility of unhealthy and polluting land uses being located near sensitive receptors including possible impacts on ingress, egress, and access routes. Similarly, encourage sensitive receptors, such as housing, schools, hospitals, clinics, and childcare facilities to be located away from uses that pose potential hazards to human health and safety	Consistent. As described above in Section 6, <i>Air Quality</i> , the proposed Project would not expose sensitive receptors to substantial air pollution or contaminants. The Project's construction and operational air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
HC 16.6 When developing and siting large scale logistics, warehouse and distribution projects, address the Good Neighbor Policy for Logistics and Warehouse/Distribution uses criteria adopted by the Board of Supervisors on November 19, 2019 and as may be subsequently amended.	Consistent. The proposed industrial warehousing facility would also comply with the Board of Supervisors "Good Neighbor Policy" for Logistics and Warehouse/Distribution Uses by preparing appropriate studies to ensure that there are no significant air quality, health risk, or noise impacts from the proposed Project, as substantiated throughout this document. The proposed industrial warehousing facility would be compatible with the allowable light industrial land uses allowed within a Light Industrial designated area. The Project is designed so that sensitive receptors are oriented away from loading bays and dock doors, which are

	designed to be oriented the adjacent, existing warehouse.
HC 16.12 Plan and implement complete streets which include sidewalks, greenbelts, and trails to facilitate use by pedestrians and bicyclists where such facilities are well separated from parallel or cross through traffic to ensure pedestrian and cyclist safety and rehabilitate/expand existing to achieve same or similar design features.	Consistent. The proposed Project would include a trail along Seaton Avenue and construct onsite and offsite sidewalks along Cajalco Road in order to improve pedestrian connectivity in the vicinity.
HC 16.15 Assure that site plan design protects people and land, particularly sensitive land uses such as housing and schools, from air pollution and other externalities associated with industrial and warehouse development through the use of barriers, distance, or similar solutions or measures from emission sources when possible	Consistent. The proposed industrial warehousing facility would be compatible with the allowable light industrial land uses allowed within a Light Industrial designated area. The Project is designed so that sensitive receptors are oriented away from loading bays and dock doors, which are designed to be oriented the adjacent, existing warehouse.
HC 16.16 Apply pollution control measures such as landscaping, vegetation, and green zones (in cooperation with the SCAQMD) and other materials, which trap particulate matter or control air pollution.	Consistent. The Project would include landscaping throughout the Project site and along Seaton Avenue and Cajalco Road.
HC 16.22 Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges and encourage agricultural businesses to limit and reduce the production and use of pesticides and chemical fertilizers to the maximum extent possible thereby minimizing contaminated infiltration and runoff, including runoff to the Salton Sea and other standing bodies of water.	Consistent. The proposed Project would not use large quantities of water for manufacturing or cooling processes. Furthermore, the proposed Project would comply with the WQMP for the Project, which would be reviewed and approved by the County, to ensure consistency with requirements.
HC 16.23 Discourage industrial and agricultural uses which produce significant quantities of toxic emissions into the air, soil, and groundwater to prevent the contamination of these physical environments.	Consistent. As described above in Section 6, Air Quality, the proposed Project's toxic air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant.
HC 16.24 Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.	Consistent. As described throughout this MND, the proposed Project would not result in significant impacts to sensitive uses related to air quality, noise, traffic, or greenhouse gas emission.

The site has a zoning classification of Residential Agriculture (R-A-1), Light Agriculture (A-1-1), and Rural Residential (R-R-1). As previously discussed, the proposed Project would require a zone change to Manufacturing-Service, Commercial (M-SC) in order to be consistent with the site's existing General Plan land use designation. The Riverside County Ordinance No. 348 Section 11.1 states that the intent of the M-SC zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; provide the necessary improvements to support industrial growth; ensure that new industry is compatible with uses on adjacent lands; and protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The proposed industrial warehousing facility would also comply with the Board of Supervisors "Good Neighbor Policy" for Logistics and Warehouse/Distribution Uses by preparing appropriate studies to

ensure that there are no significant air quality, health risk, or noise impacts from the proposed Project, as substantiated throughout this document. The proposed industrial warehousing facility would be compatible with the allowable light industrial land uses allowed within a Light Industrial designated area. The Project is designed so that sensitive receptors are oriented away from loading bays and dock doors, which are designed to be oriented the adjacent, existing warehouse.. As discussed in Section V1, *Aesthetics*, the proposed Project would install landscaping onsite and along Cajalco Road and Seaton Avenue. Adequate parking would be provided for both vehicles and trucks to avoid spill-over and queuing. Finally, as discussed in Section V3 *Lighting*, outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Therefore, the proposed Project would be consistent with the site’s General Plan land use and proposed M-SC zoning classification with approval of the requested zone change, and a conflict with a land use plan or policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur from implementation of the Project. Impacts would be less than significant.

b) Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

No Impact. As described in the previous response, the Project site is developed with multiple single-family residences. The site is surrounded by existing roadways, existing industrial uses, and single-family residences. As described in the previous response, the Project site is designated for Light Industrial (LI) uses and the proposed Project is consistent with the planned land uses for the site. In addition, the Project does not involve development of roadways or other infrastructure that could divide a community. While low-income and minority communities are located within the Project vicinity, the Project would not change the physical arrangement of the established community. Therefore, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

No Impact. The Riverside County General Plan Figure OS-6 “Mineral Resources Area” identifies the Project site and vicinity as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. No mining activities occur within the Project site or within the surrounding project vicinity. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region, or the residents of the state, would not occur from implementation of the proposed Project.

b) Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The Riverside County General Plan Figure OS-6 “Mineral Resources Area” identifies the Project site as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed Project.

c) Would the Project potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

No Impact. There are no existing surface mines in the vicinity of the Project site. Thus, impacts related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed Project.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” Mead Valley Area Plan Figure 5 “March Air Reserve Base & Perris Valley Airport Influence Area,” March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014); Noise Impact Analysis, prepared by Vista Environmental, 2021 (Urban 2021) (Appendix J)

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels?

Less than Significant Impact. The March Air Reserve Base/Inland Port Airport (March ARB) is located approximately 1.75-mile northeast of the Project site. The project site is located outside of the 60 dBA CNEL noise level contour boundary of the airport as shown in the March ARB Land Use Compatibility Plan (LUCP). Also, the March ARB LUCP includes the policies for determining the land use compatibility of development projects. The Project site is located within Compatibility Zone C2. The County of Riverside guidelines indicate that industrial uses, such as the proposed Project, are considered normally acceptable with exterior noise levels of up to 70 dBA CNEL. As the Project is located outside of the airport’s 60 dBA CNEL contour, the Project would not expose people residing or working in the project area to excessive noise levels. Therefore, noise impacts related to March ARB would be less than significant.

b) For a project located within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?

No Impact. The Project site is not located within the vicinity of a private airstrip and would not result in excessive noise related to an airstrip. Therefore, no impacts would occur.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Noise Impact Analysis, prepared by Vista Environmental, 2021 (Vista 2021) (Appendix J)

County Noise and Vibration Standards

General Plan Noise Element Policy N 4.1: The exterior noise limit is not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

General Plan Noise Element Policy N 16.3: Prohibit exposure of residential dwellings to perceptible ground vibration. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

Ordinance No. 847 Regulating Noise Section 2i, Construction Noise: Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

a) Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

Less than Significant.

Construction

As described above, Riverside County Ordinance No. 847 Section 2i exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The Project would comply with the County's construction hours regulations, as required by standard County Conditions of Approval. A construction-related noise level threshold is applied from the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment Manual*. To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations a construction-related FTA noise level threshold of 80 dBA Leq is used.

Noise generated by construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Construction is expected to occur in the following stages: excavation and grading, building construction, architectural coating, and paving. Noise levels generated by heavy construction equipment can range from approximately 74 to 84 dBA Lmax when measured at 50 feet, as shown on Table N-1.

Table N-1: Construction Reference Noise Levels

Equipment Description	Number of Equipment	Acoustical Use Factor¹ (percent)	Spec 721.560 Lmax at 50 feet² (dBA, slow³)	Actual Measured Lmax at 50 feet⁴ (dBA, slow³)
Demolition				
Concrete/Industrial Saw	1	40	85	82
Excavators	3	40	85	81
Rubber Tired Dozers	2	40	85	82
Site Preparation				
Rubber Tired Dozer	3	40	85	82
Crawler Tractors	4	40	84	N/A
Grading				
Excavators	2	40	85	81
Grader	1	40	85	83
Rubber Tired Dozer	1	40	85	82
Scrapers	2	40	85	84
Crawler Tractor	2	40	84	N/A
Building Construction				
Crane	1	16	85	81
Forklift (Gradall)	3	40	85	83
Generator	1	50	82	81
Tractor, Loader or Backhoe ⁵	3	40	84	N/A
Welder	1	40	73	74
Paving				
Pavers	2	50	85	77
Paving Equipment	2	50	85	77
Rollers	2	20	85	80
Architectural Coating				
Air Compressor	1	40	80	78
Notes:				
¹ Acoustical use factor is the percentage of time each piece of equipment is operational during a typical workday.				
² Spec 721.560 is the equipment noise level utilized by the RCNM program.				
³ The "slow" response averages sound levels over 1-second increments. A "fast" response averages sound levels over 0.125-second increments.				
⁴ Actual Measured is the average noise level measured of each piece of equipment during the Central Artery/Tunnel project in Boston, Massachusetts primarily during the 1990s.				
⁵ For the tractor/loader/backhoe, the tractor noise level is shown, since it is the loudest of the three types of equipment.				
Federal Highway Administration, 2006.				
Source: Vista Environmental, 2021 (Appendix J)				

For the purposes of the Noise Impact Analysis, the closest off-site sensitive receiver to the Project site are the existing homes located across Seaton Avenue, approximately 140 feet from the southwest corner of the Project site. Sensitive receptors are also located at a Buddhist Temple, located approximately 280 feet southwest of the southwest corner of the Project site. Construction noise would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings. Furthermore, the majority of construction equipment would operate in the center of the Project site, where the proposed building would be located. Only a small amount of site construction activities would occur immediately along the western and southern edges of the Project site. As shown in table N-2, construction noise at the nearby receiver locations

would range from 45 to 66 dBA Leq, which would not exceed the 80 dBA Leq daytime construction noise level threshold. Therefore, construction impacts would be less than significant.

Table N-2: Construction Noise Levels at Sensitive Receivers

Construction Phase	Construction Noise Level (dBA Leq) at ¹ :			
	1 - Home to Northwest	2 - Home to West	3 - Temple to Southwest	4 - Home to South
Demolition	59	64	61	58
Site Preparation	61	65	63	59
Grading	61	66	63	60
Building Construction	60	65	62	58
Paving	55	59	57	53
Painting	47	51	49	45
FTA Construction Noise Threshold²	80	80	80	80
Exceed Thresholds?	No	No	No	No
Notes: ¹ The locations of Receptors 1 – 4 are shown above in Figure 6. ² FTA Construction Noise Threshold obtained from Table N-1. RCNM, Federal Highway Administration, 2006 Source: Vista Environmental, 2021 (Appendix J)				

The Noise Impact Analysis describes that the background ambient noise levels in the Project area are dominated by transportation related noise and March ARB, in addition to existing industrial land use activities to the south of the Project. The 24-hour noise level measurement completed for the Noise Impact Analysis, as shown in Table N-3, shows that the existing 24-hour ambient noise in the Project area is between 46.7 and 66.0 dBA Leq.

Table N-3: Existing Ambient Noise Levels

Site No.	Site Description	Average (dBA Leq)	Maximum (dBA L _{max})	(dBA Leq 1-hour/Time)		Average (dBA L _{dn})
				Minimum	Maximum	
A	Located on a power pole near the southwest corner of the project site, approximately 20 feet east of Seaton Avenue centerline and 80 feet north of the southwest corner of the project site.	62.1	94.4	50.0 2:55 a.m.	66.0 7:24 p.m.	67.3
B	Located on a palm tree that is next to the east property line and next to the entrance gate to the National Archives at Riverside that was closed to the public at the time of measurement.	57.5	88.9	46.7 2:34 a.m.	63.2 12:32 p.m.	60.0
Noise measurements were taken with two Extech Model 407780 Type 2 sound level meters between Tuesday, May 25, 2021 and Wednesday, May 26, 2021. Source: Vista Environmental, 2021 (Appendix J)						

Onsite Operational Noise. The General Plan Noise Element establishes a noise standard for sensitive uses of 45 dBA Leq between 10:00 p.m. and 7:00 a.m. and 55 dBA Leq between 7:00 a.m. and 10:00 p.m. The Noise Impact Analysis prepared for the Project evaluated potential impacts to ambient noise levels at the nearest sensitive receptors resulting from the proposed onsite noise sources such as idling trucks, delivery truck activities, backup alarms, loading and unloading of trucks, and roof-top air conditioning units (Vista 2021). As shown in Table N-4, the noise levels generated by the Project would

be less than the 55 dBA daytime maximum noise level and the 45 dBA nighttime maximum noise level at the closest sensitive receptors. Therefore, noise generated from operation of the proposed Project would not exceed noise standards and would be less than significant.

Table N-4: Project Onsite Operational Noise Levels

Noise Source	Operational Noise Level ¹ (dBA Leq)			
	1 - Home to Northwest	2 - Home to West	3 - Temple to Southwest	4 - Home to South
Rooftop Equipment ²	29.9	39.4	33.9	27.7
Auto Parking Lot ³	20.7	32.5	25.5	19.1
Onsite Truck Operations ⁴	27.3	39.2	33.8	25.1
Forklift ⁵	33.6	37.8	36.1	34.6
Combined Noise Level	35.9	43.9	39.7	35.9
County Noise Standards⁶ (day/night)	55/45	55/45	55/45	55/45
Exceed County Noise Standards?	No/No	No/No	No/No	No/No
Notes: ¹ The noise levels were calculated based on standard noise attenuation rate of 6 dB reduction per doubling of distance. ² Rooftop equipment is based on a reference noise measurement of 65.1 dBA at 6 feet. ³ Parking lot is based on a reference noise measurement of 63.1 dBA at 5 feet. ⁴ Onsite truck operations are based on a reference noise measurement of 63.3 dBA at 10 feet. ⁵ Forklift activities is based on a reference noise measurement of 74.4 dBA at 10 feet. ⁶ The County noise standards are from County Ordinance No. 847 Noise calculation methodology from Caltrans, 2013 Source: Vista Environmental, 2021 (Appendix J)				

Off-Site Traffic Noise. The proposed Project would generate traffic related noise from operation. The proposed Project provides access from Seaton Avenue and Cajalco Road. Modeling of vehicular noise on area roadways was conducted in the Noise Impact Analysis (Appendix J). The tables below provide a summary of the exterior traffic noise levels for the 4 study area roadway segments in the without and with Project conditions.

With operation of the Project in the Opening Year 2023 condition, Table N-5 shows that noise would range from 51.8 to 66.2 dBA Ldn. Implementation of the proposed Project would generate a noise level increase of up to 0.6 on the study area roadway segments, which is less than the increase thresholds. Thus, off-site traffic noise impacts would be less than significant.

Table N-5: Project Off-Site Traffic Noise

Roadway	Segment	dBA Ldn at Nearest Receptor ¹			Increase Threshold ²
		Year 2023	Year 2023 Plus Project	Project Contribution	
Seaton Avenue	North of Cajalco Road	56.0	56.2	0.2	+5 dBA
Seaton Avenue	North of Project Driveway 2	51.7	52.3	0.6	+5 dBA
Seaton Avenue	South of Project Driveway 2	51.7	51.8	0.1	+5 dBA
Cajalco Road	West of Seaton Avenue	66.2	66.2	0.0	+1 dBA
Notes: ¹ Distance to nearest residential use described above, does not take into account existing noise barriers. ² Increase Threshold obtained from the FTA's allowable noise impact exposures. Source: FHWA Traffic Noise Prediction Model FHWA-RD-77-108. Source: Vista Environmental, 2021 (Appendix J)					

b) Would the Project result in generation of excessive ground-borne vibration or ground-borne noise levels?

Less than Significant.

Construction

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

The Noise Impact Analysis prepared for the Project evaluated construction equipment vibration levels at the closest sensitive receptors. As shown in Table N-6, at approximately 25 feet, a large bulldozer would create a vibration level of 0.089 inch per second PPV. Therefore, based on typical vibration propagation rates, the vibration level at the nearest sensitive receptor would be 0.24 inch per second PPV. Therefore, the vibration level would be less than the 0.25 inch per second PPV vibration threshold from Caltrans. As such, construction vibration impacts would be less than significant.

Table N-6: Construction Equipment Vibration Levels

Equipment		Peak Particle Velocity (inches/second)	Approximate Vibration Level (L _v) at 25 feet
Pile driver (impact)	Upper range	1.518	112
	Typical	0.644	104
Pile driver (sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam shovel drop (slurry wall)		0.202	94
Vibratory Roller		0.210	94
Hoe Ram		0.089	87
Large bulldozer		0.089	87
Caisson drill		0.089	87
Loaded trucks		0.076	86
Jackhammer		0.035	79
Small bulldozer		0.003	58

Source: Federal Transit Administration, May 2018.

Operation

Caltrans has done extensive research on vibration level created along freeways and State Routes and their vibration measurements of roads have never exceeded 0.08 inches per second PPV at 15 feet from the center of the nearest lane, with the worst combinations of heavy trucks. Truck activities would occur onsite as near as 160 feet from the nearest homes. Based on typical propagation rates, the vibration level at the nearest proposed homes would be 0.001 inch per second PPV. Therefore, vibration created from operation of the proposed Project would be within the 0.25 inch per second PPV threshold of detailed above. As such, impacts would be less than significant.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity;" Phase I Paleontological Resources Assessment, prepared by Material Culture Consulting (MCC 2021), Appendix K.

a) Would the Project Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Less than Significant with Mitigation. The Project consists of demolition of existing onsite structures and construction of an industrial warehouse building and associated improvements. Earthmoving activities, including grading and trenching activities, would have the potential to disturb previously unknown paleontological resources if earthmoving activities occur at substantial, undisturbed depths. The Phase I Paleontological Resources Assessment describes that the Project site is underlain by very old alluvial fan deposits throughout site, which has a high paleontological sensitivity. Additionally, the majority Project site is mapped by the County of Riverside as being within a high potential zone for paleontological sensitivity and the northwestern corner of the site is mapped as being within a low potential zone for paleontological sensitivity. The paleontological surveys, conducted on June 9, June 16, and June 18, 2021, did not identify any visible paleontological resources onsite.

In addition, the record searches completed as part of the Paleontological Resources Assessment included the Los Angeles County Natural History Museum (LACM). A records search at the Los Angeles County Museum of Natural History did not identify any previous finds of vertebrate fossil localities within the Project site. However, records of vertebrate fossil localities have been found in other local sedimentary deposits similar to those that occur on the Project site. Previous finds include a vertebrate fossil locality from similar deposits located approximately in Lake Elsinore. Fossils from this locality were discovered at an unknown depth. Therefore, Project related excavations that extend down into older Quaternary deposits may encounter fossil vertebrates. As a result, Mitigation Measure PAL-1 is included to require preparation of a Paleontological Resources Impact Mitigation Plan (PRIMP) and that any substantial excavations below four feet be monitored to identify and recover any significant fossil remains. With implementation of Mitigation Measure PAL-1, impacts to paleontological resources would be less than significant.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation:

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.

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.

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 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.

Monitoring: Paleontological Monitoring is required pursuant to Mitigation Measure PAL-1, above.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database; Riverside County General Plan Housing Element; California Department of Finance, Demographics Estimates, accessed October 6, 2021, <https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>; California Employment Development Department, Riverside County Profile, accessed September 29, 2021, <https://www.labormarketinfo.edd.ca.gov/geography/riverside-county.html>;

a) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant. The Project site currently contains 6 single family homes and a mobile home. The Project site has a General Plan Land Use designation of Light Industrial (LI) and would be rezoned from Residential Agricultural (R-A-1), Light Agricultural (A-1-1), and Rural Residential (R-R-1) to Manufacturing, Service Commercial (M-SC), which would not provide for residential development. As such, a small number of people living in existing housing would be displaced by the proposed Project. However, there is sufficient vacant housing available within the region. According to the State Department of Finance, in January of 2021 the County of Riverside was reported to have a vacancy rate of 13 percent, the City of Perris 6.4 percent, the City of Hemet 13.2 percent, the City of Moreno

Valley 6.1 percent, and the City of Menifee 6.5 percent. Due to the ample amount of available housing, the proposed Project would not necessitate the construction of replacement housing. Therefore, impacts would be less than significant.

b) Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

Less than Significant Impact. The proposed Project would develop a warehouse building totaling 350,481 SF, parking lot, ornamental landscaping, and associated infrastructure. For purposes of analysis, employment estimates were calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimates that Light Industrial (LI) businesses would employ approximately one worker for every 1,030 square feet of building area. Thus, the Project would generate approximately 340 employees. The employees that would fill these roles are anticipated to come from the region, as the unemployment rate of Riverside County in August 2021 was 7.6 percent, the City of Perris was 9.0 percent, City of Hemet was 10.4 percent, City of Moreno Valley was 8.1 percent, and the City of Menifee was at 7.8 percent (State Employment Development Department, September 2021). Due to these levels of unemployment, it is anticipated that new employees at the Project site would already reside within commuting distance and would not generate needs for any housing.

In addition, should the Project require employees to relocate to the area for work, there is sufficient vacant housing available within the region. As discussed above, the County of Riverside had a vacancy rate of 13 percent, the City of Perris was 6.4 percent, City of Hemet was 13.2 percent, City of Moreno Valley was 6.1 percent, and the City of Menifee was 6.5 percent, in January 2021 (State Department of Finance 2021). Thus, the proposed Project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County's median income. Impacts would be less than significant.

c) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. As discussed above, employees that would work at the proposed Project are anticipated to come from within the region. Any employees relocating for Project related employment would be accommodated by the existing vacant housing in the region. Furthermore, the Project site has been planned for light industrial uses. This land use designation under the County General Plan allows for development of projects that result in employment generation. Thus, direct impacts related to population growth in an area would be less than significant.

The proposed Project would not include the extension of roads or infrastructure. The Project would be served by the adjacent roadway system and utilities would be provided by the existing infrastructure located in adjacent roadways. Therefore, the proposed Project would not extend roads or other infrastructure that could indirectly induce population growth. Both direct and indirect impacts related to population growth would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES 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 following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

- 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 fire services?**

Less than Significant Impact. The Project site is located within 5.2 miles of two Riverside County Fire Stations, listed below:

- Riverside County Fire Station 59, located at 21510 Pinewood Street, 2.0 miles from the Project site.
- Riverside County Fire Station 1, located at 210 West San Jacinto Avenue, 5.2 miles from the Project site

Implementation of the proposed Project would be required to adhere to the California Fire Code, as included in the Riverside County Ordinance No. 787, Fire Code and would be reviewed by the County's Department of Building and Safety to ensure that the project plans meet the fire protection requirements.

The new warehouse building and the 340-employee increase that would occur from implementation of the proposed Project would result in an incremental increase in demand for fire protection and emergency medical services. However, there are two existing fire stations within 5.2 miles of the Project site that currently serve the Project vicinity; the closest station is 2.0 miles from the Project site. The increase in fire service demands from the Project would not require construction of a new or physically altered fire station that could cause environmental impacts. Therefore, impacts related to fire protection services would be less than significant.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes imposing development impact fees for fire facilities for every acre of new industrial use. Overall, impacts related to fire services would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659. Prior to the issuance of 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 providing services and/or the funding and installation of facilities (including fire facilities, library facilities, flood control infrastructure, transportation improvements, park facilities, trail facilities, etc.) and the acquisition of open space and

habitat necessary to address the direct and cumulative environmental effects generated by new development projects, and it establishes the authorized uses of the fees collected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

- 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 sheriff services?**

Less than Significant Impact. The Project site is located 5.5 miles from the Riverside County Sherriff Station in the City of Perris (137 N. Perris Boulevard), which currently serves the Project region. The Project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the industrial warehouses may generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances. Pursuant to the County’s existing permitting process, the Sheriff’s Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment. Unincorporated Riverside County has set a minimum standard of 1.0 deputy per 1,000 residents. As discussed throughout this document, the Project would not result in an increase in residents. As such, the Project would not result in a demand for additional sheriff deputies.

The need for law enforcement services from the Project would not result in the need for, new or physically altered sheriff facilities. Thus, impacts related to sheriff services would be less than significant.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes imposing development impact fees for sheriff facilities per every acre of new and industrial use. Overall, impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): School District correspondence, GIS database

- 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 school services?**

Less than Significant Impact. The Project consists of an industrial warehouse facility that would not directly generate students. As described previously, the proposed Project is not anticipated to generate a new population, as the employees needed to operate the Project are anticipated to come from within the Project region. Additionally, pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a state school facilities construction program that includes restrictions on a local jurisdiction’s ability to condition a project on mitigation of a project’s impacts on school facilities in excess of fees set forth in the Government Code. These fees, included in PPP PS-2, are collected by school districts at the time of issuance of building permits for development projects. Pursuant to Government Code Section 65995 applicants shall pay developer fees to the appropriate school districts at the time building permits are issued; and payment of the adopted fees provides full and complete mitigation of school impacts. As a result, impacts related to school facilities would be less than significant with the Government Code required fee payments.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-2: 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

- d) **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 library services?**

Less than Significant Impact. The Project would develop and operate an industrial warehouse facility that would not generate a substantial new population to utilize libraries. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region and commute to the project site; and generation of substantial usage of library facilities is not anticipated to occur. Therefore, impacts would be less than significant.

Additionally, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes imposing development impact fees for library facilities per every acre of new industrial use.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

- e) **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?**

Less than Significant Impact. The Project would consist of an industrial warehouse facility that would not directly generate a substantial new population requiring health services. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the Project site, and substantial in-migration of employees that could generate substantial need for health services is not anticipated to occur.

There could be an incremental increase in medical needs within the area during construction and operation. However, the Riverside University Health System facilities and associated medical center are located 3.9 miles from the Project site. In addition, the Kindred Hospital Riverside, located on 2224 Medical Center Dr, is approximately 4.5 miles from the Project site. As the Project employees likely would already reside in the Project region, the Project would create no substantial increase in medical needs, impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact. The Project would consist of an industrial warehouse facility that would not directly generate a substantial new population, and thus would not require new park or recreational facilities. As described previously, the employees needed to operate the proposed project are anticipated to come from the labor force in the surrounding area. Thus, the proposed Project would not generate a need for construction or expansion of recreational facilities. Overall, impacts would be less than significant.

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. As described previously, the proposed Project consists of an industrial warehouse facility that would not result in an influx of new residents. Additionally, the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. The proposed Project would not generate an increase in residential use of the existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be less than significant.

In addition, as described above, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new industrial use.

c) Would the Project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

No Impact. The Project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. The closest CSA is the Perris CSA 89, which is across Cajalco Road from the Project site and does not include any parcels on the proposed Project site. The Quimby Act, Section 66477 of the California Government Code, allows the County to require parkland dedications to three acres per 1,000 residents. As previously discussed, the Project would not generate any new residents, and the Project would not include the development of any new recreational land. Thus, it would not affect any ratio of residents to recreational land required within the area. No associated Quimby fees would be applicable. No impacts related to recreation would occur from implementation of the proposed Project.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

a) Would the Project include the construction or expansion of a trail system?

Less than Significant Impact. The Project consists of an industrial warehouse facility. The Project would include construction of a Class II trail along Seaton Avenue. However, impacts related to construction of the Class II trail are discussed throughout this IS/MND. For example, emissions from construction of the Class II trail are analyzed in the Air Quality Section. As described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehouse facility is anticipated to come from the labor force in the region. Thus, the proposed Project would not generate a substantial population increase that would use or require recreational trails, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new industrial use.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan; Traffic Impact Assessment, prepared by Translutions (TIA 2021) (Appendix L).

a) Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant.

General Plan Policy C 2.1 As described in the Riverside County General Plan Policy C 2.1, LOS D shall apply to all intersections located within the Mead Valley Area Plan. As such, development proposals shall review potential operational deficiencies to intersections in the Mead Valley Area Plan. Thus, the LOS threshold is at intersections is LOS D.

This is an existing requirement under the General Plan and related to General Plan consistency. Based on updates to the State CEQA Guidelines, as further described in Threshold b, LOS is no longer deemed a physical environmental impact under CEQA. As such, the below discussion is included for informational purposes only.

Traffic Study Area and Existing Conditions

The roadways included in the traffic study area include Seaton Avenue and Cajalco Road. To identify the existing traffic conditions, traffic counts at the study intersections were conducted on Wednesday, June 16, 2021 and Thursday, July 8, 2021. As shown in Table T-1, the Seaton Avenue and Cajalco

Road intersection operates at LOS F during the weekday a.m. and p.m. peak hours under existing conditions.

Table T-1: Existing Peak Hour Levels of Service

Intersection	Signal Control	AM Peak		PM Peak	
		Delay ¹	LOS ²	Delay ¹	LOS ²
1. Seaton Ave/Cajalco Road	TWSC	>100	F	>100	F
2. Seaton Ave/Driveway 1	TWSC	-	-	-	-
3. Seaton Ave/Driveway 2	TWSC	-	-	-	-
4. Driveway 3/Cajalco Road	TWSC	-	-	-	-

Source: Translutions, 2021 (Appendix L).

TWSC = Two-Way Stop Controlled

¹ Delay in Seconds

² Level of Service

Operation

Table T-2 identifies the number of trips that would be generated by the Project. The trip generation is broken out by vehicle type and passenger car equivalent (PCE) factors are applied to the truck trips to determine the PCE trip generation. Passenger car equivalent factors account for the additional roadway capacity utilized by trucks due to their larger size, slower acceleration and reduced maneuverability when compared to passenger cars. As shown, the Project would generate 541 daily trips including 29 AM peak hour and 35 PM peak hour trips.

Table T-2: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehouse ¹	280.385	TSF						
Passenger Vehicles		331	15	2	17	6	19	25
2-Axle Trucks		10	1	0	1	0	0	0
3-Axle Trucks		14	0	1	1	1	0	1
4+-Axle Trucks		37	1	2	3	1	1	2
		392	17	5	22	8	20	28
Cold Storage Warehouse ¹	70.096	TSF						
Passenger Vehicles		96	6	0	6	2	4	6
2-Axle Trucks		9	0	0	0	0	0	0
3-Axle Trucks		12	0	0	0	0	0	0
4+-Axle Trucks		32	0	1	1	0	1	1
		149	6	1	7	2	5	7
Entire Project ^{1,2}	350.481	TSF						
Passenger Vehicles		427	21	2	23	8	23	31
2-Axle Trucks		19	1	0	1	0	0	0
3-Axle Trucks		26	0	1	1	1	0	1
4+-Axle Trucks		69	1	3	4	1	2	3
		541	23	6	29	10	25	35
<u>PCE Trip Generation³</u>	<u>PCE Factor</u>							
Passenger Vehicles	1.0	427	21	2	23	8	23	31
2-Axle Trucks	1.5	29	2	0	2	0	0	0

3-Axle Trucks	2.0	52	0	2	2	2	0	2
4+-Axle Trucks	3.0	207	3	9	12	3	6	9
Total PCE Trip Generation		715	26	13	39	13	29	42

Source: Translutions, 2021 (Appendix L)

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Rates based on Land Use 154 & 157 - from Institute of Transportation Engineers (ITE) Trip Generation (10th Ed.+ Supplement).

² Vehicle Mix from the City of Fontana, *Truck Trip Generation Study*, August 2003, Classification: Light Industrial

³ Passenger Car Equivalent (PCE) factors from County of Riverside Transportation Analysis Guidelines, 2020

Opening Year 2023 Plus Project: Opening Year Baseline (2023) traffic volumes were developed by applying a growth rate of two percent per year to the existing (2021) traffic volumes and adding traffic generated by 21 other approved and pending development projects in the vicinity of the proposed Project. As shown in Table T-3, all of the intersections are forecast to operate at satisfactory LOS D or better in the opening year 2023 plus project condition, with the exception of the Seaton Avenue and Cajalco Road intersection. As discussed in the Traffic Impact Assessment, the Project would pay a fair share toward installation of a traffic signal at the Seaton Avenue and Cajalco Road intersection in order to restore satisfactory roadway operations. With installation of a traffic signal, the Project would operate at satisfactory LOS C, as shown on Table T-3.

Table T-3: Opening Year (2023) Plus Project

Intersection	Without Project				With Project				With Improvements			
	AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1 Seaton Ave/Cajalco Rd	>100	F	>100	F	>100	F	>100	F	23.8	C	28.8	C
2 Seaton Ave/Driveway 1	-	-	-	-	8.7	A	8.8	A	-	-	-	-
3 Seaton Ave/Driveway 2	-	-	-	-	8.7	A	8.7	A	-	-	-	-
4 Driveway 3/Cajalco Rd	-	-	-	-	22.1	C	29.9	D	-	-	-	-

Source: Translutions, 2021 (Appendix L)

Construction

Construction activities of the Project would generate vehicular trips from construction workers traveling to and from Project site, delivery of construction supplies and import materials to, and export of debris from the Project site. However, these activities would only occur for a period of 16 months. The increase of trips during construction activities would be limited and would not exceed the number of operational trips.

Alternative Transportation

The Riverside Transit Agency (RTA) operates a bus stop on Cajalco Road for Route 41. Route 41 provides transit service on Cajalco Road. Route 41 has major stops at the Mead Valley Community, Ross/Lowe's/Starcrest facilities, and the Perris/Ramona Expressway stop. Route 41 operates at 90-minute headways on weekdays and weekends. The Project would reconstruct the bus stop as an ADA-compliant bus stop on the corner of Seaton Avenue and Cajalco Road. Furthermore, no bike lanes exist within the Project vicinity. However, a Class II bike lane is envisioned by the County for Cajalco Road. The Project would not interfere with future operations of a Class II bikeway along Cajalco Road.

Additionally, the Project would include construction of sidewalks along the Seaton Avenue and Cajalco Road frontage. The proposed Project would improve the existing pedestrian access to nearby locations. Therefore, the proposed Project would also not conflict with pedestrian facilities. Overall, Project impacts to transit, bicycle, and pedestrian facilities would be less than significant.

b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant. Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB 743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

The County of Riverside Transportation Department's *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* were adopted in December 2020 and contain the following screening thresholds to assess whether further VMT analysis is required. If the project meets any of the following screening thresholds, then the VMT impact of the project is considered less than significant and further VMT analysis is not required.

1. Small Projects: This applies to projects with low trip generation (110 trips per day), or projects that have GHG emissions that are less than 3,000 metric tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year.
2. Projects Near High Quality Transit: Projects which are located within a Transit Priority Area (TPA) are presumed to have a less than significant impact on VMT and therefore would not need to prepare a full VMT analysis.
3. Local Serving Retail: Retail that does not exceed 50,000 sf
4. Affordable Housing: Residential Projects that have a high percentage of affordable housing.
5. Local Essential Services: Projects that include Day Care, Public School, and Police or Fire facilities.
6. Map Based Screening: Areas of development that is under threshold as shown on a screening map.
7. Redevelopment projects: Projects that replace existing land uses with an existing VMT that is higher than the proposed project.

The applicability of each screening criteria in comparison to the proposed Project is discussed below.

Small Projects: The Project does not meet the first screening threshold for a small Project because it would generate more than 3,000 MTCO_{2e} per year from Project operation, as shown in Section 20, *Greenhouse Gas Emissions*, of this IS/MND.

Projects Near High Quality Transit: The proposed Project does not meet the second screening threshold as it is not located within a TPA.

Local Serving Retail: The proposed Project does not meet the third screening threshold as it proposes construction of a 350,481 SF warehouse.

Affordable Housing: The proposed Project does not meet the fourth screening threshold as it does not propose affordable housing.

Local Essential Services: The proposed Project does not meet the fifth screening threshold as it proposes construction of a 350,481 SF warehouse.

Map Based Screening: The proposed Project does not meet the sixth screening threshold as it is not located within a low VMT area.

Redevelopment Projects: The proposed Project does not meet the seventh screening threshold as it does not replace existing land uses with a VMT that is higher than the Project.

As the Project did not meet any of the screening criteria set forth in the County of Riverside Transportation Department's *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled*, a full VMT analysis was conducted and is included in the Traffic Impact Analysis. As discussed in the Traffic Impact Analysis, the County has adopted the existing county-wide average Work VMT per employee as the threshold of significance for industrial projects. The existing county-wide average VMT/employee for industrial projects is 14.2 VMT/employee. A project would result in a significant project generated VMT impact if the project VMT exceeds 14.2 VMT/employee. The VMT/employee was calculated from the Riverside Transportation Analysis Model (RivTAM). The base "plus project" conditions VMT was derived from a full model run performed to isolate the VMT for the Project. The total homebased work VMT is the sum of the internal and external homebased work VMT. As shown on Table T-4, baseline plus project VMT/employee is 14.11 miles.

Table T-4: Project VMT per Employee

	2012 Neighboring Zone (3711)	2012 Project
Total Employment (a)	123	451
Total Trips (OD) (b)	500	1,589
External Trips (c)	2	5
% External Trips (d=c/b)	0.3%	0.3%
Total Attractions (PA) (e)	203	652
Homebased Work Attractions (PA) (f)	167	536
% Homebased Trips (g=f/e)	82%	82%
Homebased Work External Trips (h=c*g)		4.2
External Trip Length (TAZ 3711)(i) ¹		62.3
Homebased Work External VMT (j=h*i)		261
Homebased Work Internal VMT (k)		6,102
Homebased Work External VMT (j)		261
Total Homebased Work VMT (l=k+j)		6,363
VMT per Employee (m=l/a)		14.11

¹ Work (HBW) Trip Attractions Avg External Length obtained for adjacent zone (3711) using the "External_Average_Trip_Lengths.xlsx" obtained from the County of Riverside
Source: Translutions, 2021 (Appendix L)

Based on the County threshold, the Project VMT/employee of 14.11 miles does not exceed the county-wide average VMT/employee of 14.2 miles. Therefore, the Project VMT/employee would be below the County's threshold, and Project impacts related to VMT would be less than significant.

c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. The proposed Project includes an industrial warehouse building. There are no proposed uses that would be incompatible. The Project would also not increase any hazards related to a design feature. Operation of the proposed Project would involve trucks entering and exiting the Project site from Seaton Avenue and Cajalco Road for access to the loading bays and trailer via driveways that is designed to accommodate trucks. Currently, the intersection of Seaton Avenue and Cajalco Road is not signalized. However, it is expected that a signal would be installed by an adjacent, approved development prior to construction of the proposed Project. As such, the Project would not result in hazards from trucks at the Seaton Avenue and Cajalco Road intersection. The onsite circulation

design prepared for the Project provides fire truck accessibility and turning ability throughout the site. Thus, impacts related to vehicular circulation design features from the proposed Project would be less than significant.

d) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

No Impact. The proposed Project would not result in the altered need for road maintenance; however, as described above, the proposed Project would generate 541 new daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and traffic signal improvements, which are levied per every acre of new industrial use. In addition, the property taxes and revenue generated from the proposed uses on the Project site would support regular road maintenance. Thus, the Project would provide funding for future roadway maintenance needs, and impacts would not occur.

e) Would the Project cause an effect upon circulation during the project's construction?

Less than Significant. As described in Response 37(a), construction activities of the Project would generate vehicular trips from construction workers traveling to and from the Project site, delivery of construction supplies and import materials to, and export of debris from the Project site. However, these activities would only occur for a period of 16 months. The increase of trips during construction activities would be limited and are not anticipated to exceed the number of operational trips, which as detailed previously, would not result in a significant new impact related to traffic. Additionally, the roadway improvements to Seaton Avenue and Cajalco Road, and connections to existing infrastructure systems that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of Seaton Avenue and Cajalco Road for a short period of time (i.e., hours or a few days). However, the construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the County's permitting process. Therefore, the short-term vehicle trips and circulation impacts from construction of the Project would be less than significant.

f) Would the Project result in inadequate emergency access or access to nearby uses?

No Impact.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the Project driveways along Seaton Avenue and Cajalco Road, and construction of sewer and water line connections to existing lines in Cajalco Road, the roadways would remain open to ensure adequate emergency access to the Project area and vicinity, and impacts related to inadequate emergency access during construction activities would not occur.

Operation

Operation of the proposed Project would also not result in inadequate emergency access or access to nearby uses. Direct access to the Project site would be provided from Seaton Avenue and Cajalco Road, which are adjacent to the Project site. The Project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with County Ordinances and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As

part of internal emergency access, the Project includes a 24- to 40-foot wide fire lane to ensure adequate emergency access. As a result, the proposed Project would not result in inadequate emergency access or access to nearby uses, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

a) Would the Project include the construction or expansion of a bike system or bike lanes?

No Impact. The proposed Project consists of an industrial warehouse building and does not include the construction or expansion of a bike system or bike lanes. As described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehouse building are anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would use or require a bike system or bike lanes, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659. Listed previously in 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation, Riverside County Parcel Report, Phase I Cultural Resources Assessment, Prepared by Material Culture Consulting, 2021 (CULT 2021) (Appendix D).

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?**

Less than Significant with Mitigation Incorporated. Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources (TCRs). TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (PRC Section 21074). To identify if any tribal cultural resources are potentially located within the Project site, a Sacred Lands File Search was requested from the Native American Heritage Commission (NAHC) on April 16th, 2021. The NAHC responded on April 29, 2021, stating that there are no known sacred lands within a 1-mile radius of the Project area. The NAHC requested that 21 Native American tribes or individuals be contacted for further information regarding the Project area and vicinity. In compliance with AB 52, notices regarding this Project were mailed to all the requesting tribes on August 30, 2021. No response was received from Soboba Band of Indians, Cahuilla Band of Indians, the Ramona Band of Cahuilla Indians, the Morongo Band, the Santa Rosa Band, or the Colorado River Indian Tribes. The Pala Band of Mission Indians deferred to closer tribes. Consultation was requested by the Pechanga Band of Luiseno Indians, the Agua Caliente Band of Cahuilla Indians, and the Rincon Band of Luiseno Indians.

The Pechanga Band of Luiseño Indians responded in an email dated September 23, 2021 requesting consultation. The band told the Riverside County Planning Department that the Project area is part of 'Ataxum (Luiseño), and therefore, part of the Tribe's aboriginal territory as evidenced by the existence of cultural resources, named places, tóota yixélval (rock art, pictographs, petroglyphs), and an extensive

'Ataaxun artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to the area. Consultation was initiated on September 13, 2021. The Tribe provided information regarding the sensitivity of the area. In addition, although the ground has been disturbed, the Tribe feels there is still the potential for grading into native soils and the band recommended that a tribal monitor be present during grading activities.

The Agua Caliente Band of Cahuilla Indians (ACBCI) responded in an email letter dated October 4, 2021. The Tribe told the Riverside County Planning Department that the Project is located within their Traditional Use Area. During consultation, Agua Caliente also told the Planning Department that the Project site is adjacent to a Tribal Cultural Resource (TCR) identified in a Landscape Study conducted for ACBCI in 2020. The TCR is dense with archaeological sites and contains 163 sites within a 1.6 square kilometer area. Features include lithic scatters, dozens of bedrock milling complexes and individual milling features, and multiple habitation deposits. The band feels that this area was a regularly used seasonal, if not permanent, village location, and it represents the highest site density within the study area. Agua Caliente recommends that an approved Agua Caliente Native American Cultural Resource Monitor be present during ground disturbing activities associated with this Project. Consultation with the Tribe was concluded on December 17, 2021.

The Rincon Band requested to consult in a letter dated September 28, 2021. The project documents were sent to the tribe on November 18, 2021. Rincon concluded consultation on December 9, 2021.

As described in Section 8, *Cultural Resources*, the Phase I Cultural Resources Assessment did not identify any previously recorded resources within the Project site. Additionally, 181 cultural resources have been previously recorded within a 1-mile radius of the Project site. Although no specific Tribal Cultural Resources were identified aside from the Project location being within a landscape, all of the consulting tribes expressed concerns that the Project has the potential for uncovering previously unidentified subsurface Tribal Cultural Resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner. As such, MM TCR-1 has been included to require a Native American Monitor to be present during ground disturbing activities. With implementation of MM TCR-1, impacts to a tribal cultural resource would be less than significant.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Less than Significant Impact. In accordance with Public Resource Code (PRC) Section 5024.1(c), a resource is considered historically significant if it meets at least one of the following criteria:

- 1) Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2) Associated with the lives of persons important to local, California or national history;
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The Project site does not meet any of the criteria listed above from PRC Section 5024.1(c). As described in the previous response, there are no resources onsite that meet the criteria for the CRHR. Three Native American tribes, the Pechanga Band of Luiseño Indians, the Rincon Band of Luiseño Indians, and the Agua Caliente Band of Cahuilla Indians, requested to proceed with AB 52 consultation, which

concluded on December 17, 2021 and did not result in substantial evidence that there is a potential for resources on the Project site. The Project site contains no known resources significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 However, Mitigation Measure TCR-1 is included to require a Native American monitor to be present for all initial ground disturbing activities to monitor for any unexpected resources that may be unearthed during ground disturbing activities. With implementation of MM TCR-1, impacts to a tribal cultural resource would be less than significant.

As discussed in the Cultural Resources, Item 9, in the unlikely event that human remains are encountered during grading or soil disturbance activities, the California Health and Safety Code Section 7050.5 Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, included as PPP CUL-1) would provide that any potential impacts to human remains and tribal cultural resources would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP CUL-1: Human Remains. Listed previously in Cultural Resources, Item 9, Archaeological Resources.

Mitigation:

MM TCR-1: Native American Monitoring (060-Planning-CUL.3). 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).

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.

This agreement shall not modify any condition of approval or mitigation measure.

Monitoring: Native American Monitor. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee identifying that the agreement for the Native American monitor for activities detailed in MM TCR-1.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?				

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Eastern Municipal Water District 2020 Urban Water Management Plan (UWMP 2020). Eastern Municipal Water District Sanitary Sewer System Planning & Design Guide (EMWD 2006). Accessed: https://www.emwd.org/sites/main/files/file-attachments/emwdsewer_system_design.pdf. Eastern Municipal Water District Water System Planning & Design Principal Guidelines Criteria (EMWD 2007) Accessed: https://www.emwd.org/sites/main/files/file-attachments/emwdwater_system_design.pdf. EWMD Perris Valley Regional Water Reclamation Facility Factsheet, January 2021 (EMWD 2021). Accessed: <https://www.emwd.org/sites/main/files/file-attachments/pvrwrffactsheet.pdf?1620227213>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

Less than Significant Impact.

Water Infrastructure

The Project would develop the site for a new industrial warehouse facility. There is an existing 18-inch water line along Cajalco Road. The Project would connect to the existing water infrastructure, and additional off-site water infrastructure would not be required to be constructed to serve the proposed Project. Installation of the onsite water infrastructure and connection to the existing water supply lines is part of construction of the proposed Project would not result in any physical environmental effects beyond those described throughout this document.

The Eastern Municipal Water District (EMWD) provides water supplies to the project area. In addition to treated water that is delivered to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2020).

Table UT-1: Proposed Project Estimated Water Demand

Land Use Type	Acreage	Unit Water Demand Factor	Annual Water Usage (AFY)
Light Industrial	17.5	0.97 AFY/acre	16.98 AFY
Total Water Demand			16.98 AFY

As shown, the proposed Project would result in a water demand of 16.98 acre-feet per year (AFY). Because the site’s proposed use is consistent with the existing land use designation, the Project’s water demand projection is included in the UWMP and the EMWD would have sufficient water supplies and has adequate planned infrastructure to serve the Project from existing entitlements/resources. Therefore, no new or expanded water treatment facilities would be required as a result of the proposed Project. Impacts related to water infrastructure would be less than significant.

Wastewater Treatment

The Project would develop and operate a new industrial warehouse facility that would generate wastewater. The existing proposed Project would install onsite sewer infrastructure to connect to the

existing sewer line in Cajalco Road. Installation of the onsite sewer infrastructure is part of construction of the proposed Project would not result in any physical environmental effects beyond those described throughout this document.

EMWD provides wastewater treatment to the Project area. EMWD has four wastewater treatment facilities located throughout its service area that are interconnected to provide for operational flexibility, improved reliability, and deliveries of recycled water. The Perris Valley Regional Water Reclamation Facility is closest to the Project site and has a treatment capacity of 22 million gallons per day (mgd), and a typical daily flow of 15.5 mgd. In 2015, EMWD treated on average of 13,806 mgd (UWMP 2015). Industrial uses generate approximately 1,700 gallons per day (gpd) per acre of wastewater for light industrial land uses. Thus, the proposed Project would generate approximately 16,031 gallons of wastewater per day (1,700 gpd per acre × 17.50 acres = 29,750 gpd) (EMWD, 2006, Table 1).

Under existing conditions, the Perris Valley Regional Water Reclamation Facility has an excess treatment capacity of approximately 6.5 mgd. Implementation of the project would utilize approximately 0.5 percent of the Perris Valley Regional Water Reclamation Facility daily excess treatment capacity. Thus, the wastewater treatment plant has ample capacity, and the Project would not create the need for any new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations) to serve the proposed Project. Therefore, impacts related to wastewater infrastructure would be less than significant.

Stormwater Drainage

The Project includes installation of an onsite drainage system that would convey stormwater to two bioretention basins, which would be located to the east and southeast of the building. The existing off-site drainage system is designed and sized appropriately and would be able to accommodate the proposed Project. Thus, the Project would not require or result in the relocation or construction of new or expanded off-site drainage systems. The proposed onsite stormwater drainage infrastructure is included as part of the construction of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this document. Therefore, impacts related to drainage infrastructure would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less than Significant Impact. Water supplies to the project site are provided by EMWD, which serves 555 square miles of Western Riverside County (UWMP 2020). In 2020, EMWD had a retail water demand of 84,673-acre feet (AF) and projects a retail demand of 102,600 AF in 2025 (a 21 percent increase). The UWMP projects continued growth in retail demand through 2045, when demand is projected to be 123,000 AF (UWMP 2020). The UWMP identified increases in imported water to meet this increase in demand. The UWMP details the district's reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2020). The UWMP specifically states that industrial developments are proposed around I-215 and other main transportation corridors. Much of the proposed growth consists of large warehouse projects (similar to the proposed Project) with minimal water demand. As much as feasible, EMWD will meet the needs of high-water demand industrial customers with recycled water (UWMP page 4-4). To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The Project site has a General Plan Land Use designation of Light Industrial. The 2020 UWMP identifies water supply and retail demands through 2045 (123,000 AF) and indicates it would meet all anticipated water supply needs. The proposed Project is consistent with the land use designations for the site, and

therefore the existing growth projections included in the UWMP. In addition, County Ordinance No. 859, included as PPP UT-1, requires compliance with the County's Water Efficient Landscape Ordinance. Therefore, the proposed Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP UT-1: County Ordinance No. 859. Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review, EMWD Sewer System Management Plan

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

Less than Significant Impact. As described previously, the proposed Project consists of a new industrial warehouse facility that would generate an increase in wastewater generated from the project site. The Project includes construction of onsite sewer lines to connect to the existing 18-inch line in Cajalco Road. Project and the impacts associated with construction of these facilities have been addressed in various sections of this document.

EMWD provides wastewater treatment to the Project area. EMWD has four wastewater treatment facilities located throughout its service area that are interconnected to provide for operational flexibility and reliability. As discussed above, the Perris Valley Regional Water Reclamation Facility is closest to the Project site and has ample capacity to serve the project. Thus, the Project would not require expansion to serve the proposed Project and impacts related to wastewater infrastructure would be less than significant.

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. As described previously, under existing conditions, the Perris Valley Regional Water Reclamation Facility has an excess treatment capacity of approximately 6.5 mgd. Implementation of the Project would utilize approximately 0.5 percent of the Perris Valley Regional Water Reclamation Facility's daily excess treatment capacity. Therefore, the proposed Project would not result in impacts related to wastewater treatment plant capacity.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan; Riverside County General Plan, CalRecycle Facility Database, accessible at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>.

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. The closest landfill to the Project site that is permitted to operate into the future is the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon Road and is approximately 15.6 miles from the Project site. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2051 (CalRecycle 2021). In June 2021, the landfill averaged 10,861 tons per day (CalRecycle 2021). Therefore, the El Sobrante Landfill has an average capacity for 5,193 additional tons of solid waste each day.

The CalEEMod solid waste generation rate for general light industrial land use is 1.24 tons per year per 1,000 square feet. The 350,481 SF industrial warehouse buildings would generate approximately 1.19 tons of solid waste per day, or 8.3 tons of solid waste per week (based on a seven-day work week), or 435 tons of solid waste per year.

As recycling requirements require diversion of 75 percent of solid waste away from landfills, the proposed Project would result in 0.30 tons of solid waste per day, which is within the existing available

permitted capacity of the El Sobrante Sanitary Landfill. Therefore, the existing landfill has sufficient capacity to accommodate the Project's solid waste disposal need, and impacts would be less than significant.

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

No Impact. The proposed Project would comply with all regulations related to solid waste. All construction would be required to divert 65 percent of construction waste and operations of development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed Project would be required to be consistent with all mandatory federal, state and County regulations related to solid waste. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these regulations as well as the County Integrated Waste Management Plan. Therefore, impacts related to compliance with solid waste regulations would not occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP UT-2: AB 341: This state law requires diversion of 75 percent of operational solid waste from landfills.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

a-f) No Impact. The proposed Project would connect into the utility grid that is adjacent to the site. The Project applicant would construct a curb, gutter, and sidewalk on the Project's Seaton Avenue and Cajalco Road frontages and would install streetlights surrounding the Project site. Impacts related to the construction of these facilities is analyzed throughout this document. The electrical, gas, and telecommunication lines all already exist surrounding the site. The Project would be required to comply with the conditions of the service provider terms and connection specifications prior to service connections. Therefore, all utility infrastructures would exist, and the Project would not result in the construction of new utility facilities that could cause significant environmental effects. Therefore, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The California Fire Hazard Severity Zone Mapping, the County of Riverside GIS database, and the County General Plan Figures show that the Project site is not within a High Fire Severity Zone. Areas to the south and southwest of the Project site are within a High Fire Hazard Severity Zone. As described previously in the Hazards and Hazardous Materials analysis section, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, Seaton Avenue and Cajalco Road would remain open to ensure adequate emergency access to the Project area and vicinity, and no impacts related to interference with an adopted emergency response or evacuation plan during construction activities would occur.

Operation

The Project consists of one industrial warehousing building that would be permitted and approved in compliance with the California Fire Code and the Riverside County Ordinance No. 787, Fire Code, which provides requirements related to emergency access. Compliance with these requirements would be verified by the County prior to approving building permits for the Project. As per Ordinance No. 787, included as PPP WF-1, the site does not have a fire hazard classification of being in a fire hazard zone or fire responsibility area.

Direct access to the Project site would be provided from Seaton Avenue and Cajalco Road, which are adjacent to the Project site. As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The Project site is relatively flat and does not contain any hills or steep slopes and is identified by the General Plan Safety Element Figure S-8 as having a moderate wind susceptibility. In addition, the Project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and fire flows (the quantity of water available for fire-protection purposes). Compliance with these requirements would be verified by the County prior to approving building permits for the Project. In addition, the proposed Project structure would consist mostly of concrete, which is a non-flammable material. Overall, the Project would not exacerbate wildfire risks, and no impacts would occur.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The proposed Project is a concrete building, which would be nonflammable and would not exacerbate the fire risk to the environment. The Project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. In addition, the Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process. Therefore, no impacts would occur.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project site is not within a High Fire Hazard Severity Zone and there is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the Project site. The Project site and surrounding area are flat with no steep slopes. As the Project site and vicinity are not within a wildfire hazard zone, wildfire hazards are not anticipated to occur. The Project would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur.

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

No Impact. As described previously, the Project site is not located within a High Fire Hazard Severity Zone, and the Project would be required to comply with California Fire Code and the Riverside County Ordinance No. 787, which adopts the California Fire Code, included as PPP WF-1, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and provision of fire flows. Compliance with these requirements would be verified during the permitting process. In addition, the proposed Project structure would consist of concrete, which is a non-flammable material. Overall, the location and design of the proposed Project in addition to compliance with state and County fire regulations, would provide that no impacts related to wildland fire hazards would occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP WF-1: The project shall comply with the California Fire Code and the Riverside County Ordinance No. 787, Adopting California Fire Code.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials,

45. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Less than Significant with Mitigation Incorporated. The Biological Resources Report identified that no wildlife species listed as state and/or federal threatened, endangered, or candidate or for special consideration under the Western Riverside County MSHCP have the potential to exist on the Project site. However, the Project is located within a Focused Survey Area for Burrowing Owl. As a result, consistent with the MSHCP requirements, Mitigation Measure BIO-1 has been included to conduct preconstruction surveys and implementation of relocation measures if owls are found during the surveys. With implementation of this mitigation, impacts related to special status species would not occur from implementation of the proposed Project.

Additionally, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-2 requires a nesting bird survey to be conducted prior to activities. With the implementation of the mitigation, impacts related to nesting birds would be reduced to a less than significant level.

Also, as described above in Sections 8 and 9, the Project site contains multiple historic-age single-family residences. However, the Historical Resources Evaluation Report found that none of the onsite buildings are eligible for listing as a historic resource. However, based on the potential for encountering previously undiscovered cultural resources, the Project may result in impacts to unknown cultural resources. Therefore, Mitigation Measure CUL-2 requires a qualified professional archeologist to be present at the pre-grade meeting, archaeological monitoring for all initial ground disturbing activities up to five feet in depth, and for contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Also, Mitigation Measure TCR-1 requires a Native American Monitor to be present for all initial ground disturbing activities, and have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of resources. Mitigation Measure CUL-1 (Inadvertent Discoveries) also states that the developer shall have a Native American Monitor and protocols during grading for the treatment of Native American human remains and the repatriation of Native American sacred items and artifacts. With implementation of these mitigation measures and conditions of approval, impacts related to important examples of the major periods of California history or prehistory would be less than significant.

Therefore, with implementation of mitigation and compliance with the MSHCP, the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

46. Would the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Less than Significant with Mitigation Incorporated. The Project consists of an industrial warehouse building on a site that was planned for such uses within a partially developed area. As described above, all of the potential impacts related to implementation of the Project would be less than significant or reduced to a less than significant level with implementation of mitigation measures that are imposed by the County of Riverside and effectively reduce environmental impacts.

The cumulative effect of the proposed Project taken into consideration with other development projects in the area would be limited, because the Project would develop the site in consistency with the General Plan land use designation, zoning classification, and County Ordinances, and would not result in substantial effects to any environmental resource topic, as described though out this document.

As discussed in Section 6 Air Quality, SCAQMD’s CEQA Air Quality Handbook methodology describes that any projects that result in daily emissions that exceed any of these thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If estimated emissions are less than the thresholds, impacts would be considered less than significant. As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Tables AQ-3 and AQ-5. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD’s applicable thresholds. Therefore, the Project’s operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

As discussed in Section 20, Greenhouse Gas Emissions, global climate change occurs as the result of global emissions of GHGs. An individual development Project does not have the potential to result in direct and significant global climate change effects in the absence of cumulative sources of GHGs. The Project’s total annual GHG emissions at buildout would not exceed the Riverside County CAP’s annual GHG emissions threshold of 3,000 MTCO_{2e}. As shown on Table GHG-1, the Project would result in approximately 2,922.21 MTCO_{2e} per year. Therefore, the Project would not result in cumulative impacts related to GHG emissions.

To provide for public facility maintenance needs, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and traffic signal improvements, which are levied per every acre of new industrial use. In addition, the taxes generated from the proposed uses on the Project site would support regular road maintenance. Thus, the Project would provide funding for future roadway maintenance needs, and impacts would not occur. In addition, the Project meets the County’s VMT screening criteria for small projects and would result in a Project VMT/employee of 14.11 miles, which is less than the County’s VMT threshold. Therefore, the proposed Project would have a less than significant cumulative impact related to VMT. Therefore, cumulatively considerable transportation related impacts would be less than significant.

Overall, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

47. Would the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact with Mitigation Incorporated. The Project proposes the construction and operation of two industrial warehouse buildings. The Project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures and existing plans, programs, or policies that are required by the County. Consequently, the proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant with mitigation.

VI. PREPARERS AND PERSONS CONTACTED

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Translutions, Inc., Traffic Impact Assessment

Sandipan Bhattacharjee

Vista Environmental, Air Quality, Greenhouse Gas, Energy Analysis, Health Risk Analysis, and Noise Impact Analysis

Greg Tonkavich

VII. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Revised: 6/7/2022 5:17 PM
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