



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2016

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Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

9:00 AM

MARCH 16, 2016

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 **NONE**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 25422, ENVIRONMENTAL IMPACT REPORT NO. 537** – Intent to Certify an Environmental Impact Report – Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC Engineering – First Supervisorial District – March Zoning District – Lake Mathews /Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres - Zoning: Industrial Park (I-P) – **REQUEST:** The Plot Plan proposes an industrial development comprised of 2 buildings totaling 918,150 sq. ft. The Revised Draft EIR studies the impacts of the project. Continued from February 17, 2016. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 **NONE**

5.0 WORKSHOPS:

5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA


7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

3.1

Agenda Item No.:
Area Plan: Lake Mathews/ Woodcrest
Zoning District: March
Supervisorial District: First
Project Planner: Matt Straite
Planning Commission: March 16, 2016
Continued from: February 17, 2016

PLOT PLAN NO. 25422
ENVIRONMENTAL IMPACT REPORT NO. 537
Applicant: Tom Simmons/Blackridge
Engineer/Representative:
Warren Williams/DRC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan, also known as the Alessandro Commerce Center, proposes to entitle two industrial buildings totaling 814,630 square feet. Building 1 is intended as a logistics warehouse and will occupy 598,190 square feet and Building 2 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 581 parking spaces, a truck parking area and two detention basins and a temporary rock crushing plant. An EIR was prepared to study the environmental impacts of the proposed project.

A lot line adjustment was studied in the EIR as well but is not part of this action.

A similar project was previously approved as Plot Plan 22925. A subsequent lawsuit and settlement agreement required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. Consequently, Plot Plan No. 25422 has a changed layout and number of structures. Impacts are generally reduced by the new design and use. An Environmental Impact Report (EIR) was previously done for the site, EIR No. 510, which was also vacated. A new revised focused EIR (EIR No. 537) has been drafted building on the contents of EIR No. 510. As part of the settlement agreement for the litigation a 6.69 acre Stephens Kangaroo Rat (SKR) corridor/ habitat area was added to the project design.

The proposed project is located in the First District more specifically its southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street, within the Lake Mathews/Woodcrest Area Plan.

The project is designed with the larger structure located near Alessandro Boulevard. The structure is heavily screened from view along Alessandro Boulevard by a landscaped basin and additional screening landscaping designed to prevent any view of the truck docks from the street by pedestrians or cars. The smaller structure is located along Brown Street, which has yet to be constructed. To the west, the structure is buffered from the neighboring structures with a Stephens Kangaroo Rat corridor/habitat conservation area. This was required as part of the settlement agreement with the Center for Biological Diversity. The conservation area will feature natural native landscaping and slopes gradually towards the proposed warehouse structure. The project is also proposing to construct a 6 foot solid block wall along the property line, between the conservation area and the homes, to help screen the project from the neighboring homes on the west side of the project and to help preserve the conservation area. Both structures proposed feature enhanced architectural features on all sides of the structures including spandrel glass and columns to break up the façade and provide light play on the

structure throughout the day. This helps break up the façade and provide visual interest in the structure. Massing was added to the structures at the office locations to make it clear where the offices are in relation to the structures.

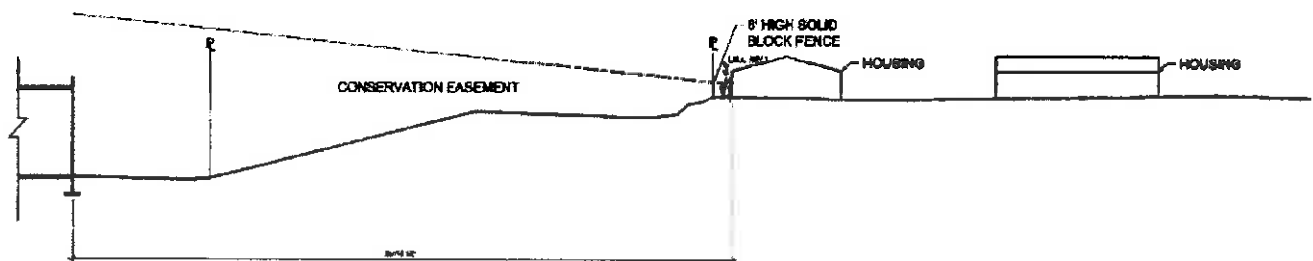
The smaller structure is located along Brown Street, which is not yet constructed. This will also feature enhanced architecture and added massing at office locations. The structure was setback from the conservation area to the south of the project to act as a buffer to the conservation. All urban wildland interface requirements have been met to assure no disturbance to the conservation area.

The streetscape will be fully landscaped and feature sidewalks along the project edge. The project will be constructing the full width improvements to Brown Street because the property directly to the east, south, and parts of the west are dedicated for conservation in property under the ownership and jurisdiction of the March Joint Powers Authority. Because there will be no projects constructed in these conservation areas, there is no one to build the other half of the street (the County normally only asks for half width construction fronting the project). Thus the applicant will be building the full improvements. All construction in the March JPA will require permits from the JPA.

ISSUES OF POTENTIAL CONCERN:

Neighbors

The project is located next to existing single family homes on Gem Lane. The project property is designated Light Industrial on the General Plan. The proposed project has less possible impacts than many other possible light industrial uses that could build on the property. Additionally, the design of the project addresses many of the concerns. The project is building a 6 foot block wall between the existing homes and the project. This will help screen the project. Additionally, the project is buffered by a 200 foot wide conservation corridor that will remain into perpetuity. Lastly, the warehouse structure is proposed to be constructed at a lower elevation than the existing homes. The top of the proposed structure would be a few feet lower than the top of the 6 foot wall proposed at the back of the residential properties. Thus, the view sheds of the existing residencies will not be significantly impacted by the proposed project, insofar as they will not be looking at the back wall of the warehouse structure. See sight line image below.



Hours

The project EIR found no impacts related to 24 hour operation. The conditions reflect the ability to operate 24 hours a day.

Hearing

The Plot Plan is coming to the Planning Commission because, pursuant to Ordinance, it is larger than 30 acres and therefore requires a hearing before the Planning Commission and not the Directors

Hearing. A stand alone Plot Plan and EIR do not require a Board Hearing or a Board receive and file action. The Planning Commission action is the final action unless the project is appealed.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Light Industrial (L-I)
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) to the West, City of Riverside to the North and Light Industrial (L-I) to the East.
3. Existing Zoning (Ex. #2): Industrial Park (I-P)
4. Surrounding Zoning (Ex. #2): Controlled Development Areas (W-2) and One-Family Dwellings Mountain Resort (R-A-1) to the West, Rural Residential (R-R) to the South, Scenic Highway Commercial (C-P-S) and Controlled Development areas (W-2) to the East.
5. Existing Land Use (Ex. #1): Vacant land
6. Surrounding Land Use (Ex. #1): Medium Density Residential (MDR) to the West, City of Riverside to the North and Light Industrial (L-I) to the East.
7. Project Data: Total Acreage: 54.53 gross acres
8. Environmental Concerns: See attached EIR

RECOMMENDATIONS:

TENTATIVELY CERTIFY EIR No. 537, based on the findings incorporated in the initial study and the conclusion that the project will have a significant effect on the environment, pending adoption of the EIR resolution; and,

TENTATIVELY APPROVE Plot Plan No. 25422, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the EIR which is incorporated herein by reference.

1. The project site is designated Light Industrial (L-I) within the Lake Mathews/ Woodcrest Area Plan.
2. The proposed use, 2 general or multi-tenant warehouse buildings, is consistent with the Light Industrial (L-I) designation.

3. The project site is surrounded by properties which are designated: Medium Density Residential (MDR) to the West, City of Riverside to the North and Light Industrial (L-I) to the East.
4. The project is consistent with the General Plan including the new update from 2015, more specifically the project is consistent with revised circulation element policy number C-23.1 as it is funding improvements in the form of signal upgrades to a proximal intersection; C-23.3, 4, and 5 do not apply as there is no rail association with the project, and C 23.7 is consistent because the project will participate in regional development impact fees that will address street and highway goods movement. Several other new policies (C 23.10 through C 23.14) pertain to County wide measures and are not specific to this project.
5. The zoning for the subject site is Industrial Park (I-P).
6. The proposed use, 2 general or multi-tenant warehouse buildings, is a permitted use in the Industrial Park (I-P) zone under section 10.1 of Ordinance No. 348.
7. The proposed use, 2 general or multi-tenant warehouse buildings, is consistent with the development standards set forth in the Industrial Park (I-P) zone under section 10.1 of Ordinance No. 348.
8. The project site is surrounded by properties which are zoned: Controlled Development Areas (W-2) and One-Family Dwellings Mountain Resort (R-A-1) to the West, Rural Residential (R-R) to the South, Scenic Highway Commercial (C-P-S) and Controlled Development areas (W-2) to the East.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
10. The project is adjacent to an SKR core habitat area and a riparian area. The project incorporates a 6.69 acre SKR habitat/ corridor, and mitigation is required for the riparian area.
11. This project is within the City Sphere of Influence of the City of Riverside. They were provided copies to review and the project has addressed all comments and concerns.
12. The Revised Project site, including the MJPA Property, is located eight miles southeast of the Riverside Municipal Airport and is beyond the airport's 60 dBA CNEL noise contour, within the Airport Influence Policy Safety Area II. Because, the March ARB does not have an Airport Master Plan, the Riverside County Airport Land Use Commission utilizes compatibility guidelines set forth in the current Riverside County Airport Land Use Plan. According to the Riverside County Airport Land Use Plan, Area II guidelines allow for light industrial development as contemplated by the Revised Project. Therefore, the development is consistent with the Riverside County Airport Land Use Plan.
13. Pursuant to CEQA Guidelines section 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. All potentially significant effects have been adequately analyzed in the Environmental Impact Report (EIR No. 537) pursuant to applicable legal standards, and most have been avoided or mitigated, including mitigation measures that are required for the project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard

conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR (see resolution for more detail):

- Sections 1.3.1 and 5 of the Original EIR, EIR No. 510, identified the following issues where the Original Project would result in impacts that could not be fully reduced to a less-than-significant level, even after implementation of all feasible mitigation measures:
 - Construction, operational, and cumulative air pollutant emissions;
 - Inconsistency with the Air Quality Management Plan;
 - Exceed PM₁₀ and PM_{2.5} localized significance thresholds;
 - Expose sensitive receptors to substantial pollutant concentrations;
 - Cumulative traffic;
 - Cumulative water supply; and
 - Project contributions to greenhouse gas emissions (e.g., global climate change).

Because these impacts would have been significant and unavoidable consequences of the Project, the Riverside County Board of Supervisors adopted a Statement of Overriding Considerations determining that the Project's economic, social, and technological benefits outweigh its significant environmental effects.

- The Revised Focused EIR (EIR No. 537) has determined that almost all the same environmental impacts are also significant for the current Revised Project, except for cumulative traffic impacts. The Revised Project will generate considerably less traffic onto local streets and regional freeways compared to the project as previously proposed, so the Revised Focused EIR determined that the Revised Project will not have cumulative traffic impacts. In addition, with respect to impacts related to greenhouse gases, the cumulative impacts were considered to be speculative at the time that the Original EIR was prepared. With the advance of time and available new data the cumulative impacts can now be quantified. Thus the Revised Focused EIR includes a conclusion that impacts related to greenhouse gases are cumulatively considerable. This conclusion is technically not a new impact, but to be conservative the impact is considered to be a significant cumulative contribution. A Statement of Overriding Considerations is required to be adopted by the Planning Commission in connection with the approval of the Revised Project.

Therefore, the significant and unavoidable impacts are:

- Construction, operational, and cumulative air pollutant emissions;
- Inconsistency with the Air Quality Management Plan;
- Exceed PM₁₀ and PM_{2.5} localized significance thresholds;
- Expose sensitive receptors to substantial pollutant concentrations;
- Cumulative water supply; and
- Project contributions to greenhouse gas emissions (e.g., global climate change).

CONCLUSIONS:

1. The proposed project is in conformance with the Light Industrial (L-I) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the MSHCP.

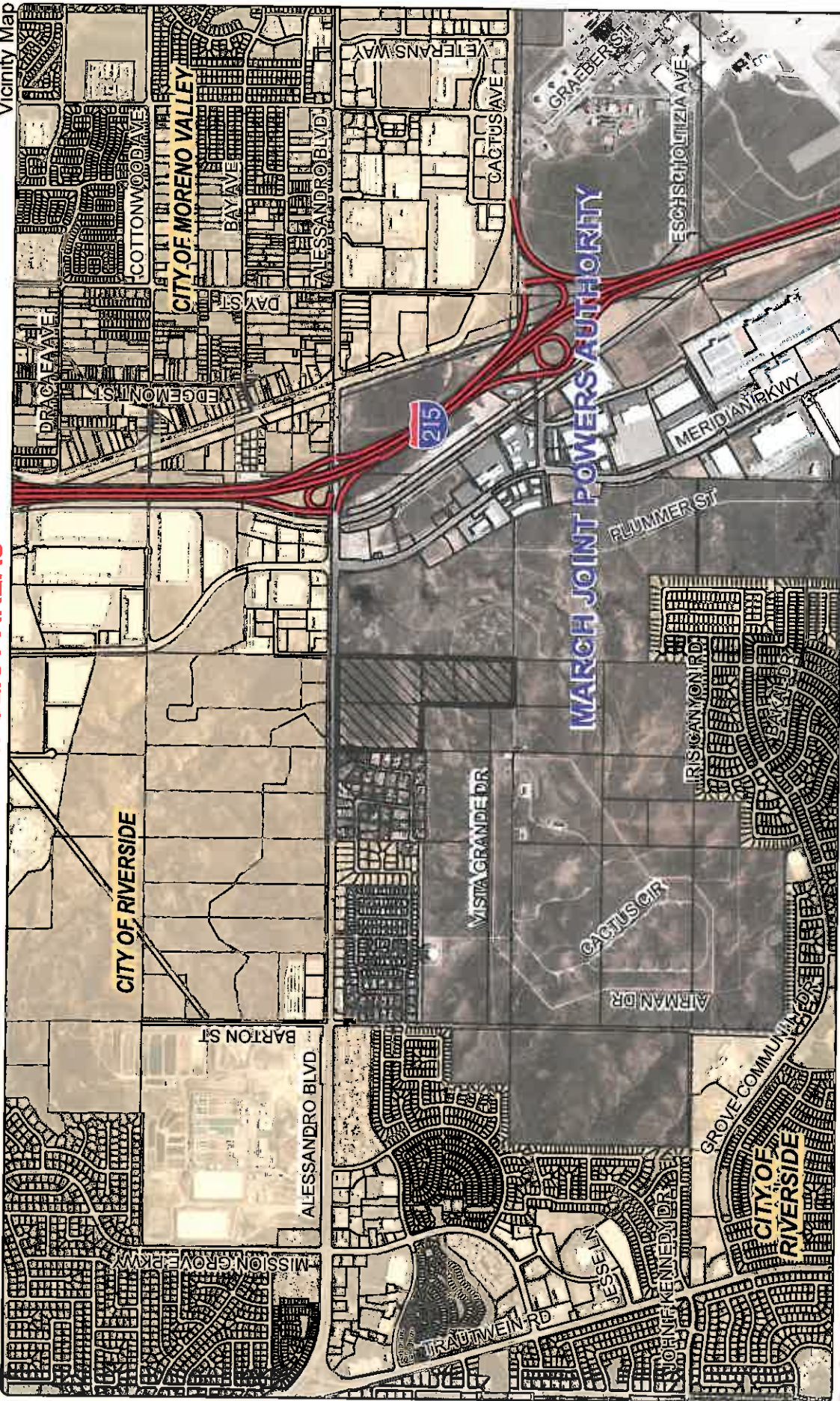
INFORMATIONAL ITEMS:

1. One letter from the March JPA dated 11-4-13 was submitted for the project. The letter is attached. All issues from the letter were addressed in the project design, the EIR and the response to comments on the EIR.
2. The project site is not located within:
 - a. A county service area;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A fault zone;
 - d. A Criteria Cell of the MSHCP;
 - e. A high fire area; and
 - f. A liquefaction area.
3. The project site is located within:
 - a. The boundaries of the Lake Mathews/ Woodcrest Area Plan;
 - b. The City of Riverside Sphere of Influence.
4. The subject site is currently designated as Assessor's Parcel Numbers 297-080-007, 297-080-008, 297-080-009 and 297-080-010.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25422
VICINITY/POLICY AREAS

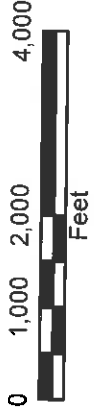
Supervisor Jeffries
District 1

Date Drawn: 04/15/2015
Vicinity Map



Zoning Area: March

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new General Plan may contain different types of land use than is provided in the current General Plan. The Planning Department is not responsible for providing information on the current General Plan. For more information, please contact the Riverside County Planning Department at (951) 955-5500 or visit the website <http://www.riversideca.gov>. Print Date: 04/15/2015. 04/15/2015. 04/15/2015. 04/15/2015.

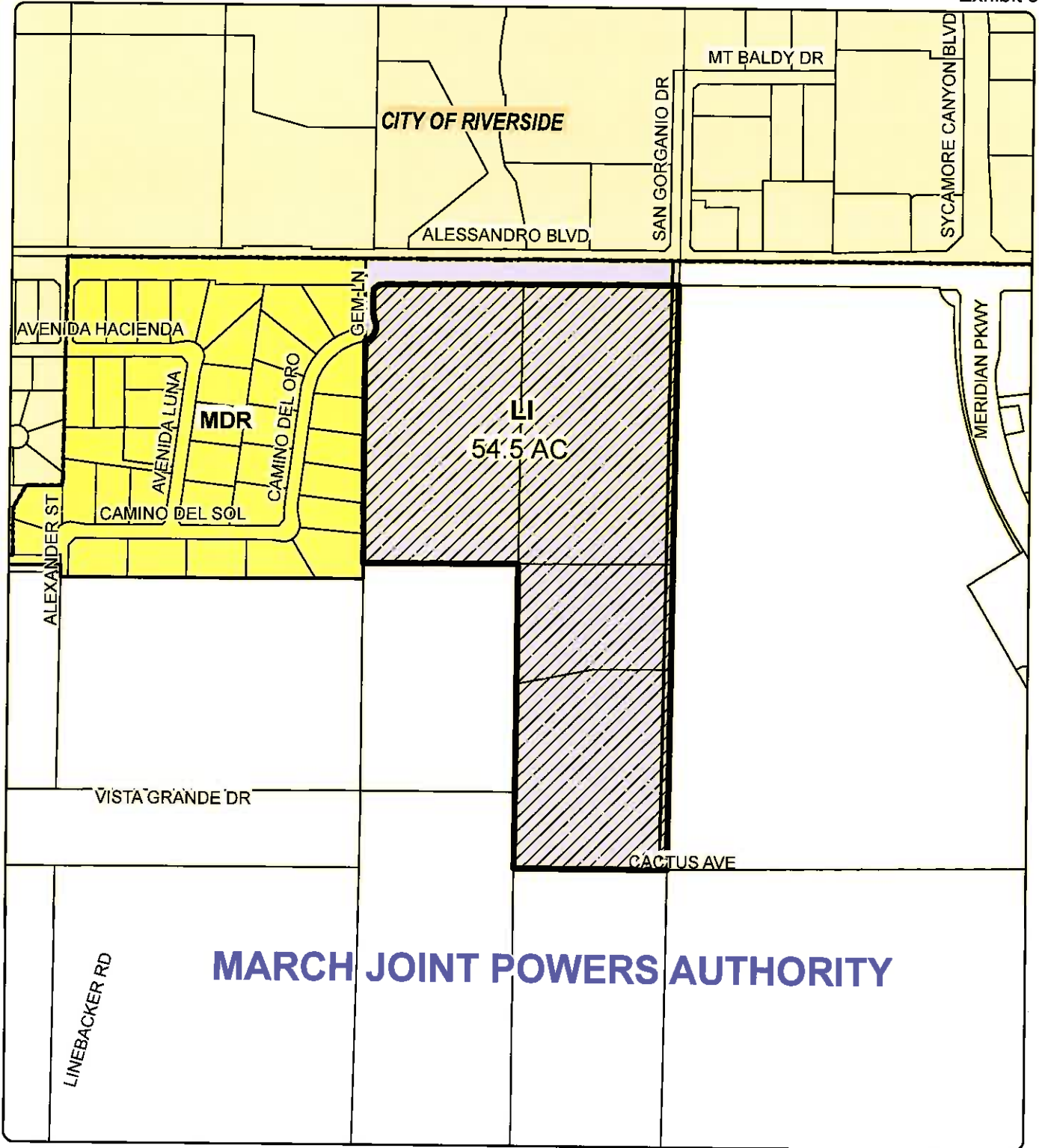
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25422

EXISTING GENERAL PLAN

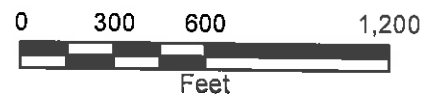
Supervisor Jeffries
District 1

Date Drawn: 04/14/2015
Exhibit 5



Zoning Area: March

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25422

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 04/15/2015

Exhibit 1



Zoning Area: March

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

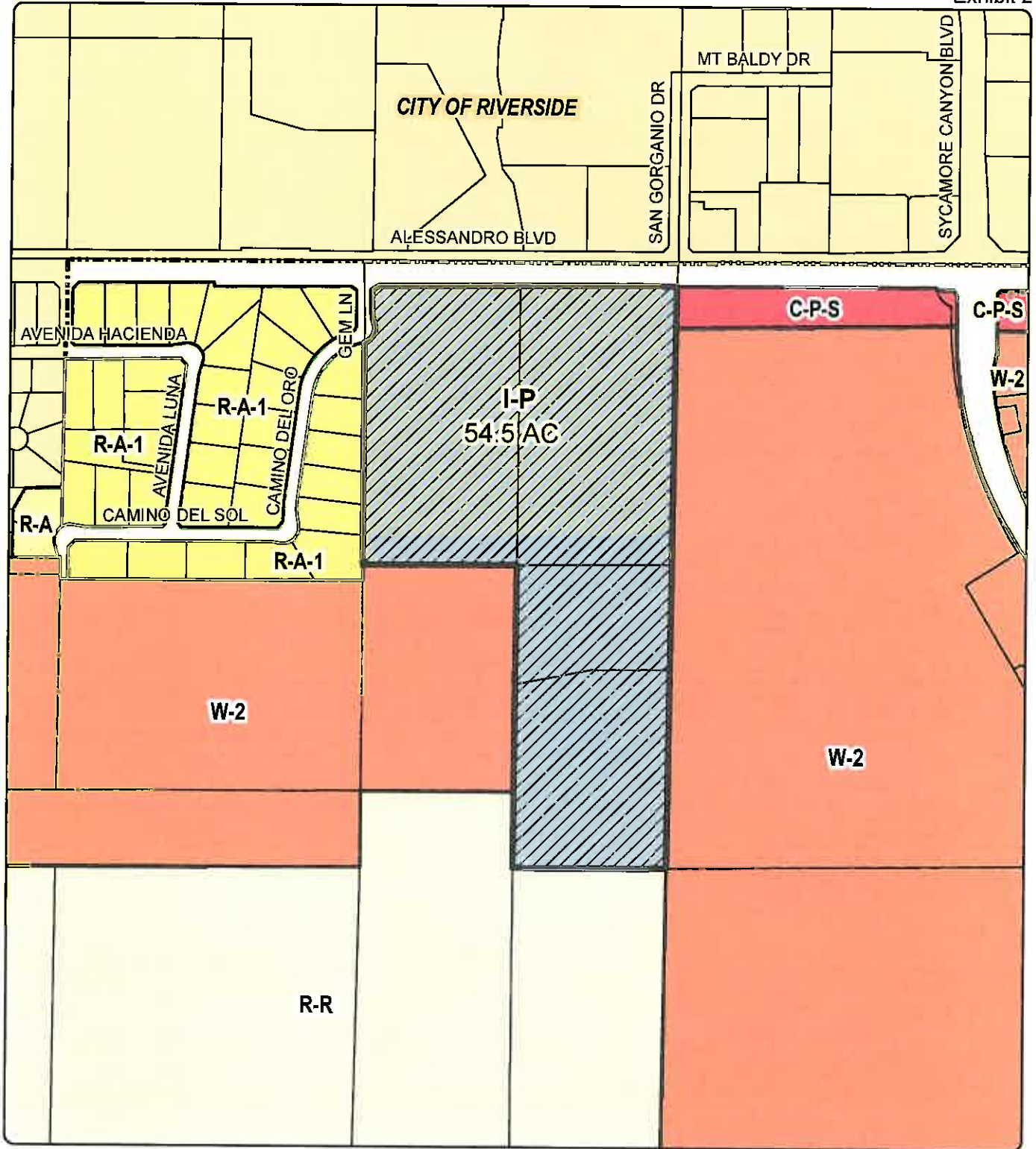
PP25422

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 04/14/2015

Exhibit 2



Zoning Area: March

Author: Vinnie Nguyen



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PROJECT DATA

Project Name: **WARE MALCOMB COMMERCIAL CENTER**

Project Address: **3 INDUSTRIAL BUILDINGS, E. ALESSANDRO BLVD., RIVERSIDE, CA 92504**

Project No.: **1907-2537-02**

Client: **WARE MALCOMB**

Architect: **WARE MALCOMB**

Scale: **AS SHOWN**

Sheet No.: **L1.12**

Sheet Title: **LANDSCAPE CONCEPT PLAN**

REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/2019	ISSUED FOR PERMIT
2	08/14/2019	ISSUED FOR PERMIT
3	08/14/2019	ISSUED FOR PERMIT
4	08/14/2019	ISSUED FOR PERMIT
5	08/14/2019	ISSUED FOR PERMIT
6	08/14/2019	ISSUED FOR PERMIT
7	08/14/2019	ISSUED FOR PERMIT
8	08/14/2019	ISSUED FOR PERMIT
9	08/14/2019	ISSUED FOR PERMIT
10	08/14/2019	ISSUED FOR PERMIT

LANDSCAPE NOTES

- LANDSCAPING SHALL COMPLY TO ORDINANCE NO. 886 2ND COUNTY OF RIVERSIDE ENDE TO CALIFORNIA HARBOR LANDSCAPING
- NO INVASIVE PLANTS WILL BE PROPOSED ON THE PROJECT, INCLUDING ANY PLANTS LISTED AS PROHIBITED IN RIVERSIDE COUNTY CALIFORNIA HARBOR PLANT LIST
- ALL SITE LANDSCAPE AREAS WILL BE MAINTAINED BY THE PROPERTY OWNER.
- LINEAR DEEP ROOT BARBERS SHALL BE INSTALLED FOR ANY TREES, JUNIPUS FROM ANY HARBORCARE.
- ALL PLANTER AREAS SHALL RECEIVE A 7" LAYER OF MULCH, EXCEPT FOR AREAS PLANTED WITH GRASS OR OTHER FROM PLANTS WHICH SHALL RECEIVE A 1" 7" LAYER OF MULCH.
- TREES SHALL BE STAKED WITH 3x3 STAKES AND A THREE TISSUE COUNTY STANDARD DETAILS. USE 3/4" EYE BOLT WITH 5/8" STAINLESS STEEL HIGH WIND METALS.
- TREES SHALL HAVE BRACKETED TRUNKS PER COUNTY STANDARD DETAILS.
- PLANTER BASKETS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY/ STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOCKED INTO THE 6" WIDE CURB.

IRRIGATION DESIGN STATEMENT

- IRRIGATION FOR THE PROJECT SHALL COMPLY TO THE REQUIREMENTS OF THE COUNTY OF RIVERSIDE AND CALIFORNIA HARBOR LANDSCAPING ACT.
- IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED AN AVERAGE IRRIGATION EFFICIENCY OF 0.71.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT OVERWATERING, OVERSALINITY, CORN HEAD PROBLEMS, OR NON-IRRIGATED AREAS.
- IRRIGATION SYSTEMS SHALL INCLUDE A SMART IRRIGATION CONTROLLER WHICH AUTOMATICALLY ADJUSTS THE FREQUENCY AND/OR DURATION OF IRRIGATION EVENTS IN RESPONSE TO PLANTER DESIGN AND CONDITIONS.
- OVERHEAD IRRIGATION SHALL BE LIMITED TO RUN BETWEEN THE HOURS OF 8 PM AND 8 AM AND SHALL NOT BE PERMITTED WITHIN 7' OF ANY NON-IRRIGABLE SURFACE.
- MULCHED PLANTER AREAS SHALL BE WATERED WITH LOW VOLUME IRRIGATION.
- IRRIGATION DESIGN SHALL BE SENSITIVE TO SOIL TYPE, FERTILITY, AIR TEMPERATURE AND HUMIDITY.
- LANDSCAPE WATER USE CERTIFICATION WITH REPORTING DATA IN COMPLIANCE WITH STATE OF CALIFORNIA WATER USE CERTIFICATION ACT SHALL BE OBTAINED AND SUBMITTED WITH LANDSCAPE CONSTRUCTION DOCUMENTS SUBMITTED TO THE COUNTY.

IRRIGATION STATEMENT FOR COMPLIANCE WITH ORDINANCE 886 Z

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
- SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MANUAL CONTROLLER PLANTS SHALL BE LIGHT COMMERCIAL)
- MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
- RAIN SENSING DEVICE
- ANTI-DRAIN CHECK VALVE (S)
- IRREGULAR REGULATOR (IF NEEDED)
- HYDROZONES WILL BE PROPERLY DESIGNATED
- NO OVERHEAD IRRIGATION WITHIN 7' OF NON-IRRIGABLE SURFACES, AND RESTRICTIONS TO WITHIN 7' ADJACENT TO PERMEABLE SURFACES WITH NO IRRIGABLE SURFACES
- SUBSURFACE OR LOW-CANAL IRRIGATION WILL BE USED FOR IRRIGABLE SHAPED AREAS OR AREAS LESS THAN 9 FEET IN 10 IN

OFF STREET PARKING REQUIREMENTS (ORDINANCE 348, SECTION 18.12)

- PLANTING AREAS PROTECTED BY CURB OR BARRIER OF 18" HIGH
- PLANT MATERIALS PROTECTED FROM VEHICLES AN ENCROACHMENT ON OVERHANGS
- PLANTER BASKETS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO CURB, AND INTEGRAL WITH OR DOCKED INTO THE CURB.

LANDSCAPE CONCEPT PLAN NOTES

DATE	REVISIONS	REMARKS

ALESSANDRO COMMERCE CENTER

AMSTAR

3 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.,
RIVERSIDE, CALIFORNIA

WARE MALCOMB

Leading Design for Commercial Real Estate

10000 W. CENTRAL EXPRESSWAY
SUITE 200
RIVERSIDE, CA 92504
TEL: 951.509.9400
WWW.WAREMALCOMB.COM

L1.12

DATE: 08/14/2019
DRAWN BY: [NAME]
CHECKED BY: [NAME]
SCALE: AS SHOWN



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK, EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

EXISTING PLANT MATERIAL WITHIN 200' OF SITE:



OPEN SPACE WEST OF SITE (ENVIRONMENTAL CORRIDOR)

Consists primarily of open land with boulders and small groupings of native shrubs including Artemisia, Baccharis, Eriogonum and Sambucus.

OPEN SPACE NORTH OF ALESSANDRO BOULEVARD



Spartan Canyon Wilderness Park. The park edge within 200' of the site consists primarily of open land with boulders and small groupings of native trees and shrubs including Artemisia, Baccharis, Eriola, Eriogonum, Quercus and Sambucus.



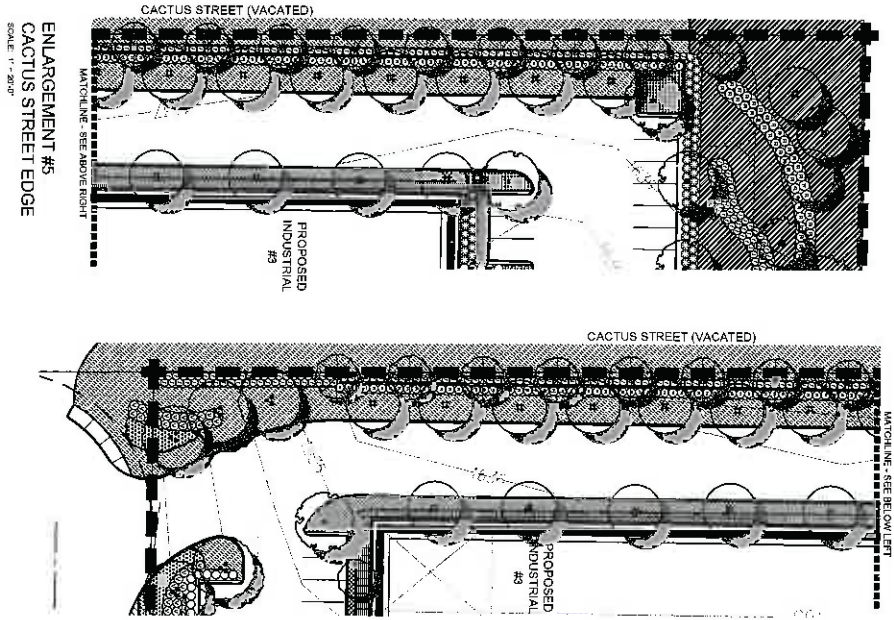
RETAIL DEVELOPMENT NORTHEAST OF SITE (AT ALESSANDRO BLVD. AND SAN GORGONIO DRIVE)

Ornamental plantings include Phoenix and Lagerströmia trees, Dicella, Gazania, Poinsettia, Phoradendron, Rhipidopsis, Rosemary and Turf.

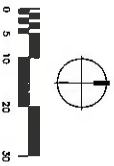


MEDIAN PLANTING ON ALESSANDRO BOULEVARD

Mixed ornamental plantings with trees including Acacia salicina, Cereus, Eriobotrya, Lagerströmia and Punica, and shrubs including Callistemon, Eucalyptus and Nandina.



NOTE:
SEE SHEET L2.1 FOR PROPOSED
PLANT PALETTE



CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

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LANDSCAPE CONCEPT PLAN ENLARGEMENTS AND ADJACENT LANDSCAPE DOCUMENTATION			
DATE	REVISION	DATE	REVISION

ALESSANDRO COMMERCE CENTER

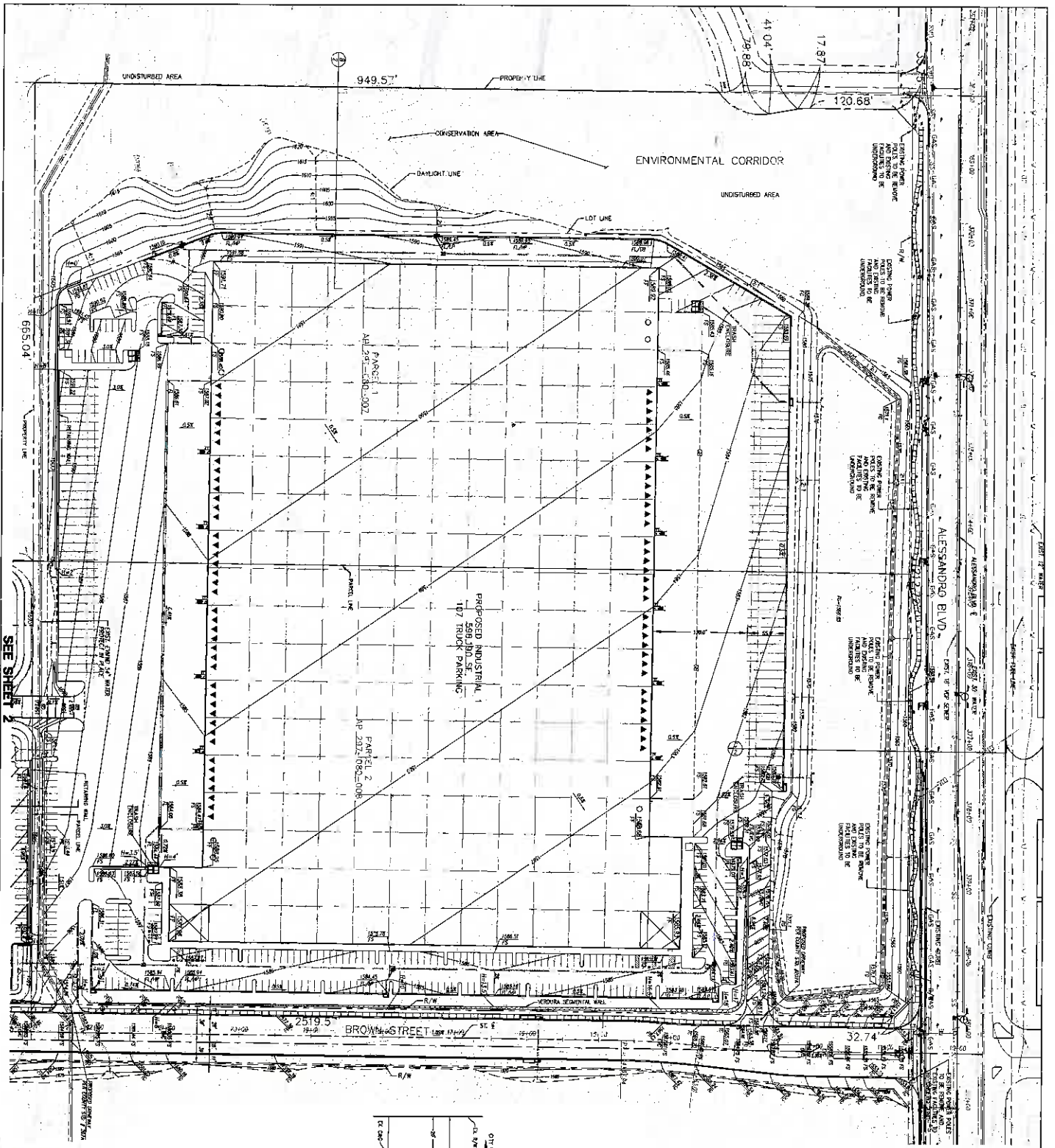
AMSTAR 3 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.,
RIVERSIDE, CALIFORNIA

PROJECT NO. 16-216-01
DATE: 08/20/16
SCALE: 1" = 200'

100% Final
100% Final
100% Final
100% Final
100% Final

WARE MALCOLM
Landscape Design for Commercial Real Estate

L2.3



SEE SHEET 2

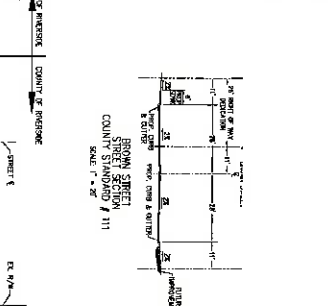
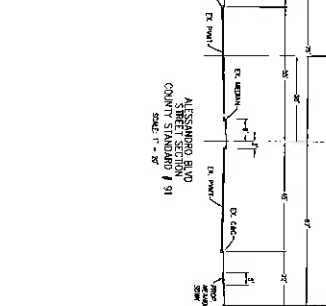
AMSTAR
 10570 STREET, 1500 TOWN
 CANTON, CA 95920
 916-485-3300
 916-485-3301

PROJECT NO. 17-0282

DATE 05/17/15

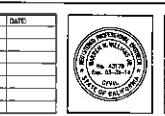
SCALE 1" = 20'

PROJECT AMSTAR
 ALESSANDRIA COMMERCE CENTRE
 RIVERSIDE, CALIFORNIA
 CONCEPTUAL GRADING



NO.	DATE	DESCRIPTION
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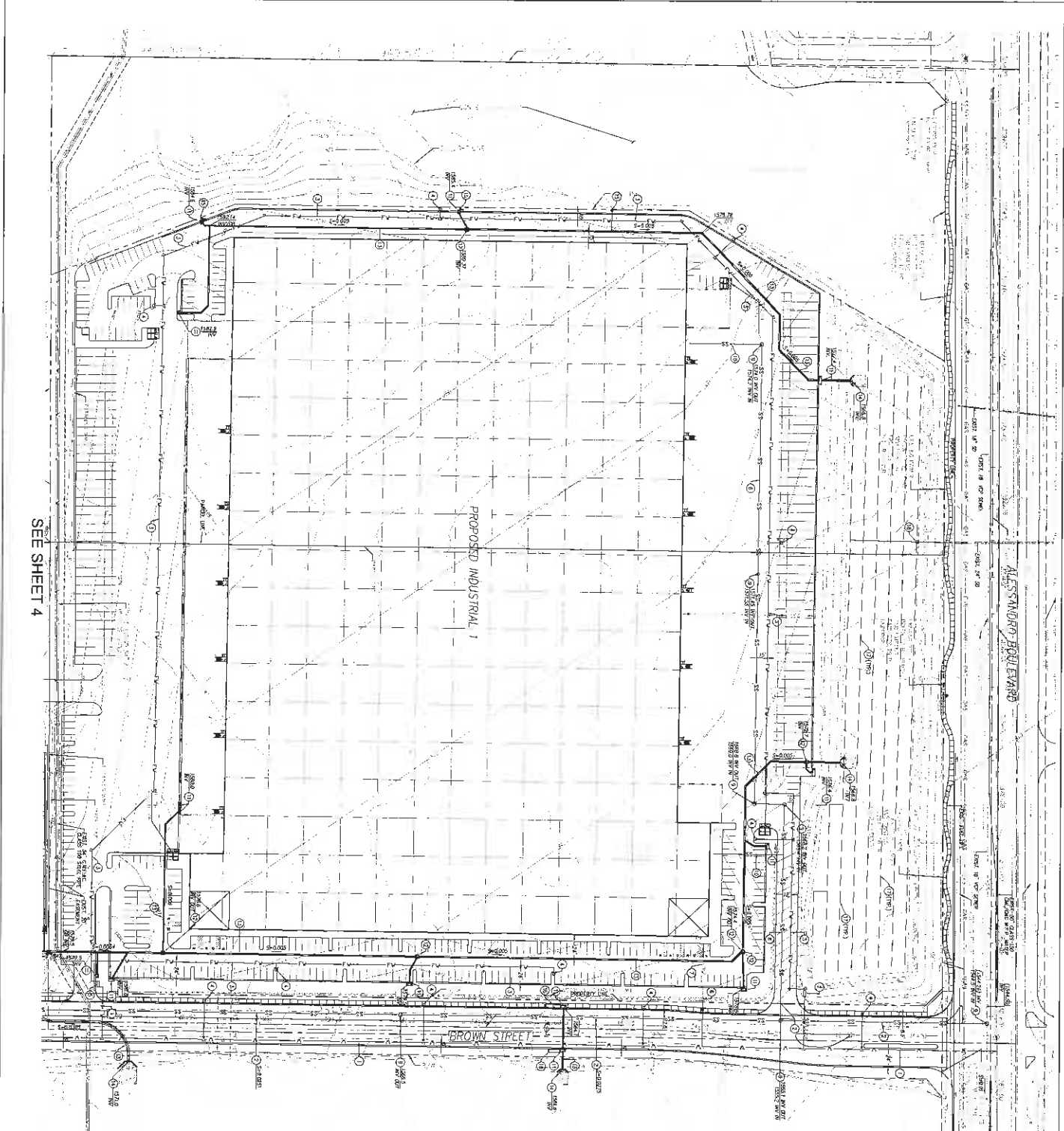
NO.	DATE	DESCRIPTION
1	05/17/15	CONCEPTUAL GRADING



NOT FOR CONSTRUCTION

PREPARED BY:
ORC Engineering, Inc.
 160 S. Old Springs Road
 Suite 210
 Anaheim Hills, CA 92808
 714-855-6500

DATE 05/17/15

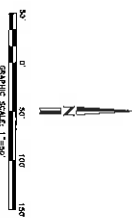


SEE SHEET 4

PROPOSED INDUSTRIAL 1

ALESSANDRO BOULEVARD

BROWN STREET



- CONSTRUCTION NOTES**
- 1) PROPOSED WATER MAIN
 - 2) PROPOSED SEWER MAIN
 - 3) PROPOSED GAS MAIN
 - 4) PROPOSED 11KV METER
 - 5) PROPOSED 11KV TRANSFORMER
 - 6) PROPOSED 11KV DISTRIBUTION/TERMINAL
 - 7) PROPOSED 11KV METER
 - 8) PROPOSED 11KV METER
 - 9) PROPOSED 11KV METER
 - 10) PROPOSED 11KV METER
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 - 12) PROPOSED 11KV METER
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 - 17) PROPOSED 11KV METER
 - 18) PROPOSED 11KV METER
 - 19) PROPOSED 11KV METER
 - 20) PROPOSED 11KV METER

- LEGEND**
- 1) PROPOSED WATER MAIN
 - 2) PROPOSED SEWER MAIN
 - 3) PROPOSED GAS MAIN
 - 4) PROPOSED 11KV METER
 - 5) PROPOSED 11KV TRANSFORMER
 - 6) PROPOSED 11KV DISTRIBUTION/TERMINAL
 - 7) PROPOSED 11KV METER
 - 8) PROPOSED 11KV METER
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 - 17) PROPOSED 11KV METER
 - 18) PROPOSED 11KV METER
 - 19) PROPOSED 11KV METER
 - 20) PROPOSED 11KV METER

NOT FOR CONSTRUCTION

PROJECT: AMSTAR ALESSANDRO COMMERCE CENTRE RIVERSIDE, CALIFORNIA CONCEPTUAL UTILITY PLAN

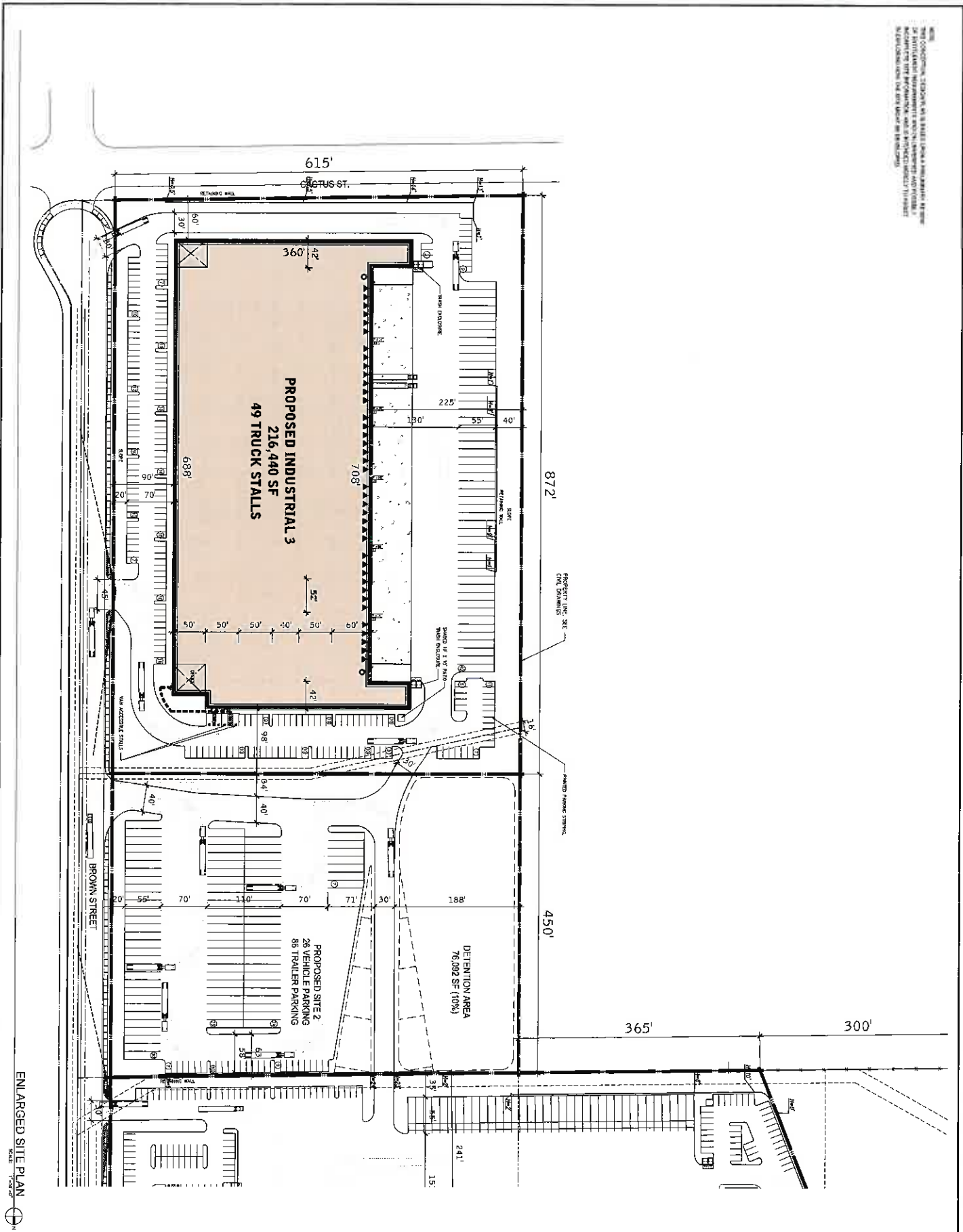
NO.	REVISION	DATE

PREPARED BY: **JORC** Engineering, Inc.
 160 S. Old Springs Road
 Suite 110
 Anaheim, IRN, CA 92828
 714-681-6888



DATE: 02/22/2017
 DRAWN BY: WARDEN W. WILLIAMS

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED BY WARE MALCOMB AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF WARE MALCOMB. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. WARE MALCOMB AND ITS AFFILIATES AND SUBSIDIARIES ARE NOT PROVIDING ANY FINANCIAL ADVICE OR RECOMMENDATIONS. THE CLIENT ACCEPTS THE RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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ENLARGED SITE PLAN		
DATE	REMARKS	REVISIONS

A1.1b

DATE: 12-16-2014
DRAWN BY: [Name]
CHECKED BY: [Name]

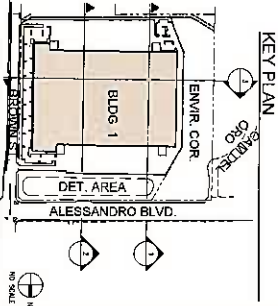
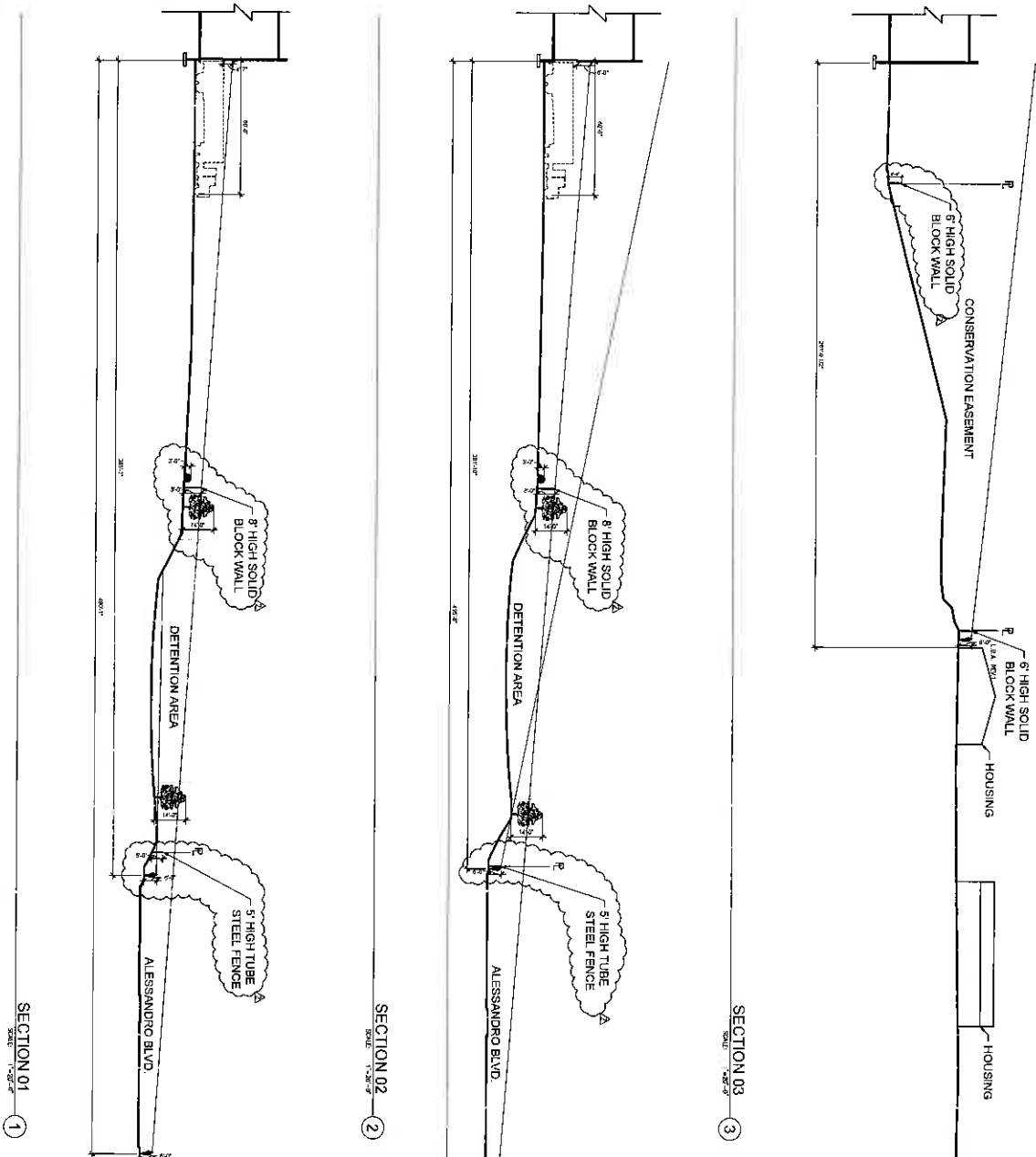
ALESSANDRO COMMERCE CENTER
PP25422
2 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.,
RIVERSIDE, CALIFORNIA

AMSTAR

planning
interior
graphics
civil engineering

10 education
12000 Wilshire Blvd
P.O. Box 600,9123
714.940.6561

WARE MALCOMB
Leading Design for Commercial Real Estate



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SIGHT LINES AND SITE SECTIONS			
DATE	REMARKS	DATE	REMARKS

A1.3

DATE: 12-18-2014

SCALE: 1/8" = 1'-0"

ALESSANDRO COMMERCE CENTER

PP25422

2 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.,
RIVERSIDE, CALIFORNIA

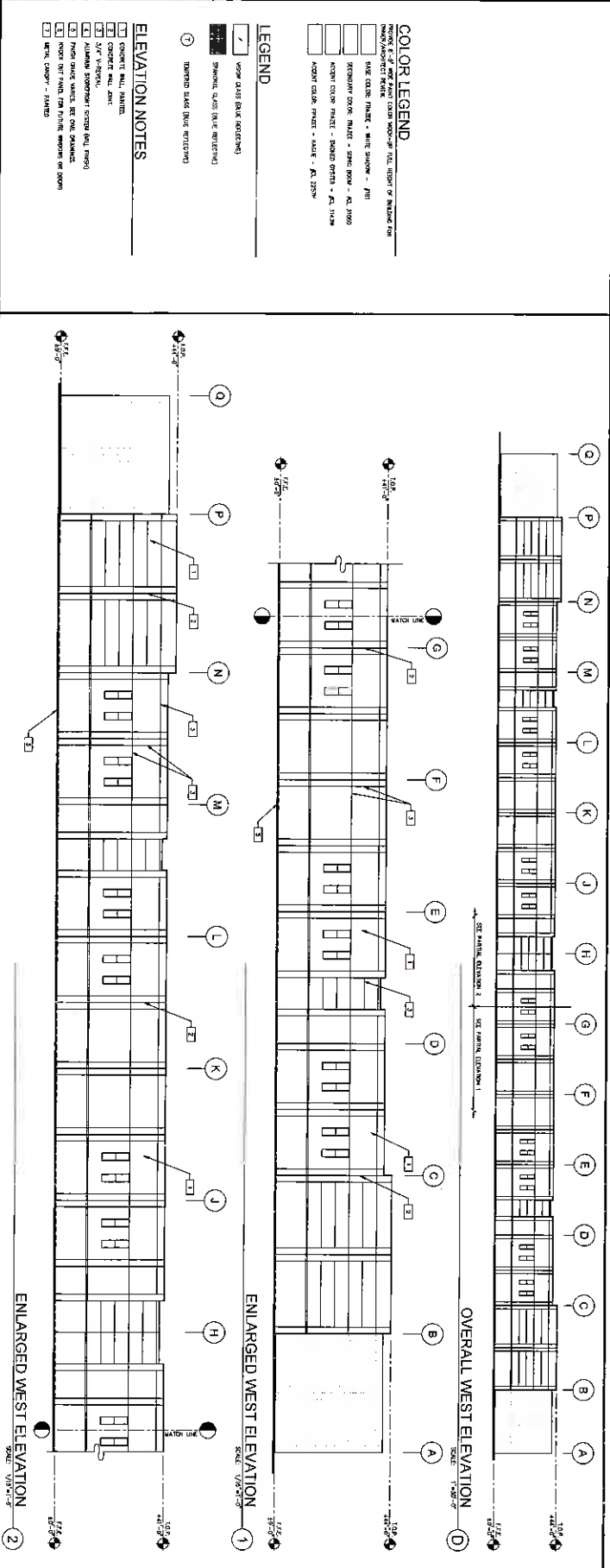
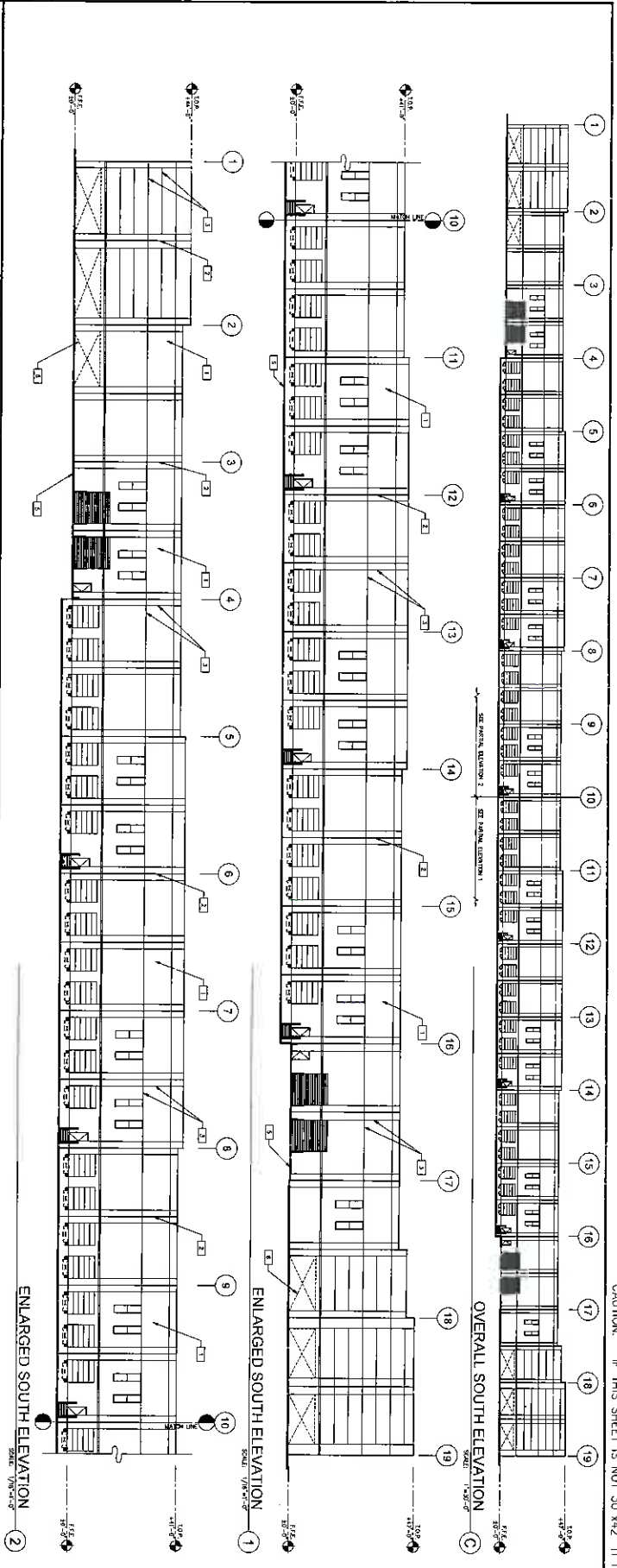
AMSTAR

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100000

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Leading Design for Commercial Real Estate

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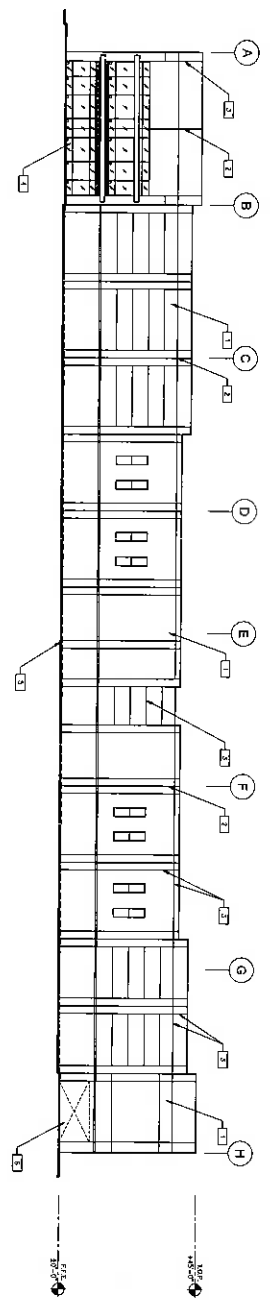
- COLOR LEGEND**
- FINISH OF INTERIOR COLOR SPECIFY ALL SIDES OF MATERIAL OR FINISH/PRODUCT NAME
 - WARE EXTERIOR FINISH - WHITE STUCCO - FIN
 - SPECIALLY COAT FINISH - WHITE STUCCO - AL 1000
 - ACQUA COLORE FINISH - BROWN STUCCO - AL 1100
 - ACQUA COLORE FINISH - BROWN STUCCO - AL 1100
 - ACQUA COLORE FINISH - BROWN STUCCO - AL 1100

- LEGEND**
- VIEW DATE (DATE DESIGN)
 - SYMBOL DATE (DATE DESIGN)
 - TURNED BACK (DATE DESIGN)

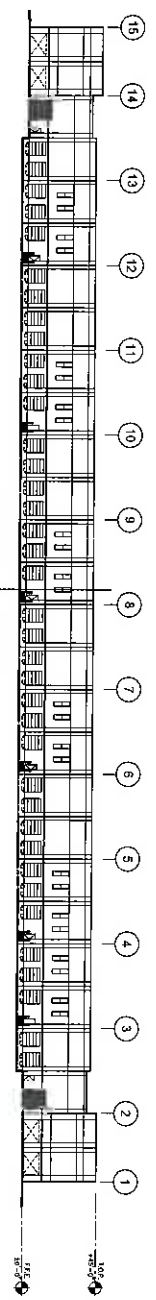
- ELEVATION NOTES**
- 1. CONCRETE WALL, FINISH
 - 2. CONCRETE WALL, FINISH
 - 3. ALUMINUM EXTERIOR SYSTEM (ALL FINISH)
 - 4. FINISH STUCCO, SEE COLOR SPECIFICATIONS
 - 5. FINISH STUCCO, SEE COLOR SPECIFICATIONS
 - 6. FINISH STUCCO, SEE COLOR SPECIFICATIONS
 - 7. METAL COVER - STAINLESS

<p>PP25422 2 INDUSTRIAL BUILDINGS E. ALESSANDRO BLVD., RIVERSIDE, CALIFORNIA</p>	<p>ALESSANDRO COMMERCE CENTER</p> <p>PP25422 2 INDUSTRIAL BUILDINGS E. ALESSANDRO BLVD., RIVERSIDE, CALIFORNIA</p>	<p>structure plumbing electrical civil engineering</p> <p>2000 MIDLAND RIVERSIDE, CALIFORNIA 92506 P (951) 509-1200 F (951) 509-1201</p>
<p>A4.1a Building 1</p>	<p>AMSTAR</p>	<p>WARE MALCOMB Leading Design for Commercial Real Estate</p>

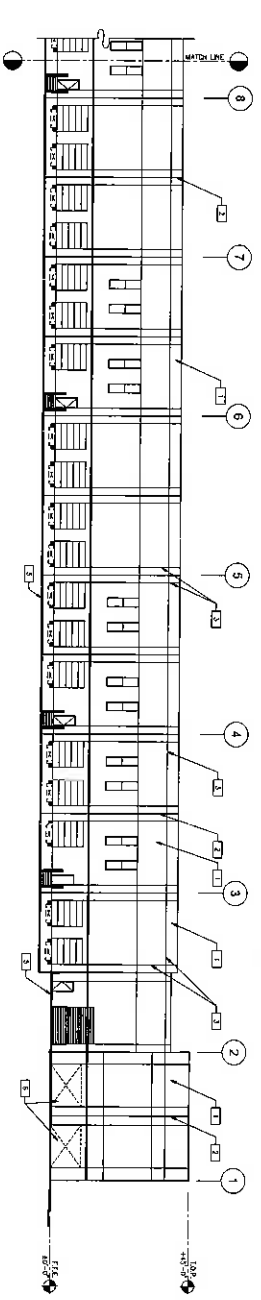
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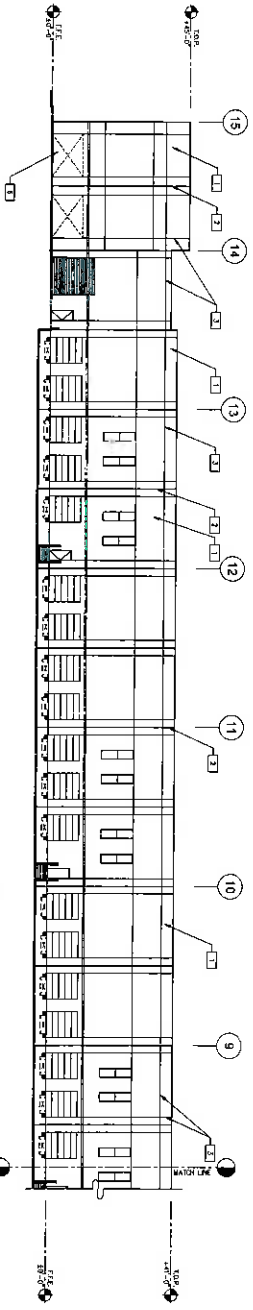
NORTH ELEVATION
SCALE: 1/8"=1'-0"
A



WEST ELEVATION
SCALE: 1/8"=1'-0"
B



ENLARGED WEST ELEVATION
SCALE: 1/8"=1'-0"
1



ENLARGED WEST ELEVATION
SCALE: 1/8"=1'-0"
2

COLOR LEGEND

- INDICATE THE COLOR OF THE PAINT TO BE USED FOR THE EXTERIOR OF BUILDING FOR FINISHES/PAINTS/COATINGS
- BASE COLOR (PAINT) - WHITE STAIN - PR
 - EXTERIOR COLOR (PAINT) - SAGE GREEN - PR 3000
 - EXTERIOR COLOR (PAINT) - SANDY OYSTERS - PR 3100
 - EXTERIOR COLOR (PAINT) - WHITE - PR 2000

LEGEND

- 7 VISION GLASS (NOT INDICATED)
- SHOWN GLASS (NOT INDICATED)
- TIMBER CLADDING (NOT INDICATED)

ELEVATION NOTES

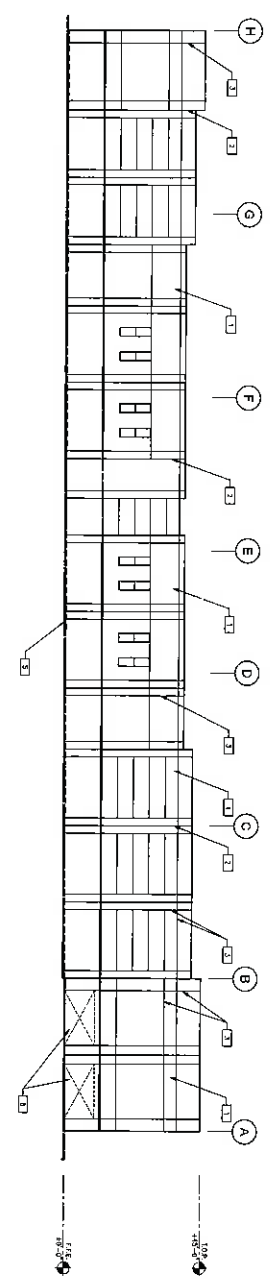
- 1. FINISH PAINT, PAINT
- 2. VISION GLASS
- 3. ALUMINUM WINDOW SYSTEM (PAINT)
- 4. WINDOW GLASS, SET ON, INSULATION
- 5. WINDOW GLASS, SET ON, INSULATION
- 6. WINDOW GLASS, SET ON, INSULATION
- 7. WINDOW GLASS, SET ON, INSULATION
- 8. WINDOW GLASS, SET ON, INSULATION
- 9. WINDOW GLASS, SET ON, INSULATION
- 10. WINDOW GLASS, SET ON, INSULATION
- 11. WINDOW GLASS, SET ON, INSULATION
- 12. WINDOW GLASS, SET ON, INSULATION
- 13. WINDOW GLASS, SET ON, INSULATION
- 14. WINDOW GLASS, SET ON, INSULATION
- 15. WINDOW GLASS, SET ON, INSULATION

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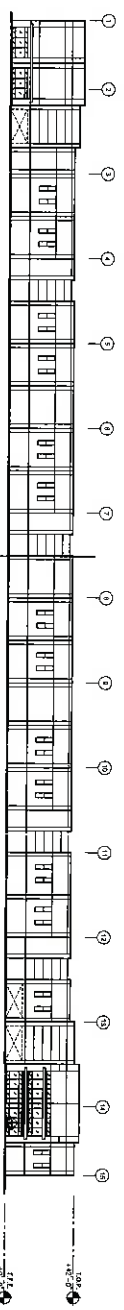
<p>A4.3 Building 3</p>	<p>EXTERIOR ELEVATIONS</p>	<p>ALESSANDRO COMMERCE CENTER PP25422 2 INDUSTRIAL BUILDINGS E. ALESSANDRO BLVD., RIVERSIDE, CALIFORNIA</p>	<p>architecture planning interior mechanical civil engineering</p>						
	<table border="1" style="width: 100%;"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS	DATE	REVISIONS				
DATE	REVISIONS	DATE	REVISIONS						

WARE MALCOMB
Leading Design for Commercial Real Estate

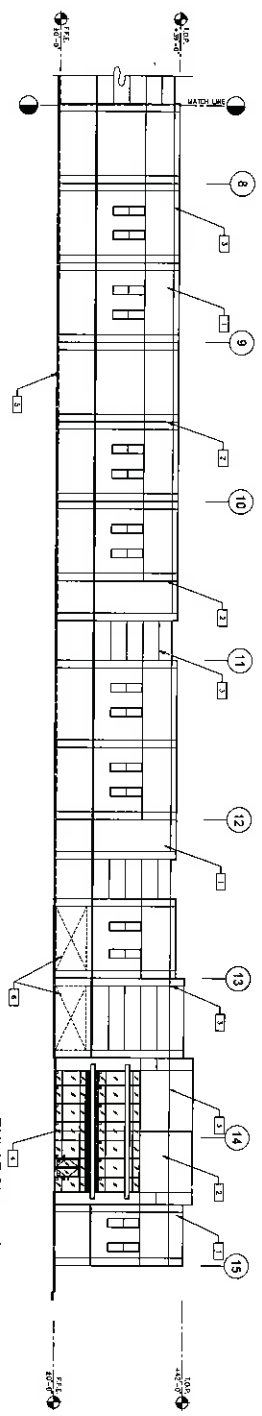
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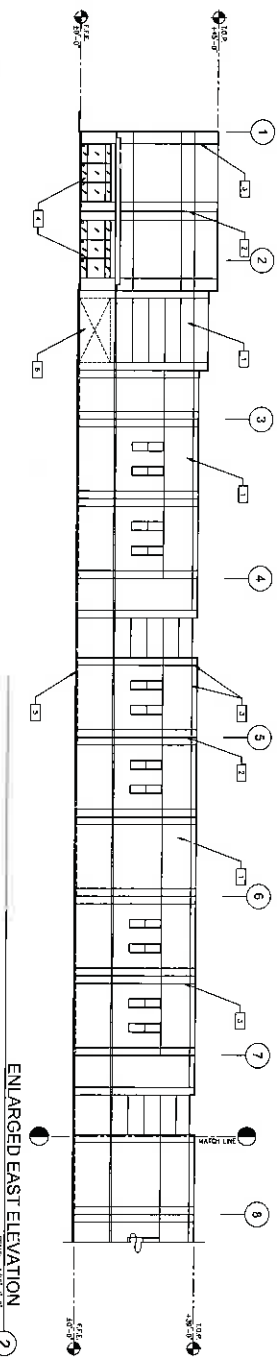
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



OVERALL EAST ELEVATION
SCALE: 1/8"=1'-0"



ENLARGED EAST ELEVATION
SCALE: 3/16"=1'-0"



ENLARGED EAST ELEVATION
SCALE: 3/16"=1'-0"

COLOR LEGEND
INDICATE THE COLOR TO BE USED FOR THE FINISH OF MATERIALS OR PAINTS/STAINING/STAINING REGION
HIDE COLOR: PAINT - WHITE SHOW - FIN
SPECIALTY COLOR: PAINT - LIGHT BROWN - RL 3100
HIDDEN COLOR: PAINT - SPECIAL GREEN - RL 3100
HIDDEN COLOR: PAINT - LIGHT - RL 3200

LEGEND
7 - WOOD GLAZ (SEE SPECIFICATIONS)
8 - SPANISH GLAZ (SEE SPECIFICATIONS)
9 - TYPICAL GLAZ (SEE SPECIFICATIONS)

ELEVATION NOTES
1. COORDINATE WALL, PANELS
2. SEE ELEVATION
3. SEE ELEVATION
4. ALUMINUM STRUCTURE SYSTEM (SEE SPECIFICATIONS)
5. FINISH WORK, SEE CIVIL DRAWINGS
6. WORK ON PAINT, PER FINISH SPECIFICATIONS
7. WOOD GLAZ - STAINED

EXTERIOR ELEVATIONS		
DATE	REVISIONS	REMARKS

ALESSANDRO COMMERCE CENTER
PP25422
2 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.,
RIVERSIDE, CALIFORNIA

Architect
Ware Malcomb
20000
11111
11111

11111
11111
11111
11111
11111

WARE MALCOMB
Leading Design for Commercial Real Estate

PLOT PLAN:TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a plot plan to develop two industrial buildings totaling 814,630 square feet. Building 1 is intended as a logistics warehouse and will occupy 598,190 square feet and Building 3 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 576 parking spaces and two detention basins.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through

PLOT PLAN:TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND
its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25422 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25422, Exhibit A, Amended No. 1, dated 4/17/15. Site Plan.

APPROVED EXHIBIT B = Plot Plan No. 25422, Exhibit B, Amended No. 1, dated 4/17/15. Elevations.

APPROVED EXHIBIT C = Plot Plan No. 25422, Exhibit C, Amended No. 1, dated 4/17/15. Floor Plans.

APPROVED EXHIBIT L = Plot Plan No. 25422, Exhibit L, Amended No. 2, dated 4/11/15. Landscape Plans.

APPROVED EXHIBIT G = Plot Plan No. 25422, Exhibit G, Amended No. 1, dated 4/11/15. Grading Plans.

APPROVED EXHIBIT W = Plot Plan No. 25422, Exhibit W, Amended No. 1, dated 4/11/15

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

PLOT PLAN:TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

PLOT PLAN: TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

PLOT PLAN:TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 16 USE - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

02/19/16
06:59

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP25422

Parcel: 297-080-010

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

ACCESSIBLE PATH OF TRAVEL:

Included within the building plan submittal, please provide

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

a revised site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings. (If multiple structures)
- 3.Connection to accessible designed trash enclosures.
- 4.Connection to mail kiosks.
- 5.Connection to accessible parking loading/unloading areas.

THE DETAILS SHALL INCLUDE:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

- 1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
- 2.Determines if materials will be sorted on site or mixed.
- 3.Identifies diversion facilities where material collected will be taken.
- 4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUP PROGRAM-COMMENTS

RECOMMND

Illegally dumped material such as tires, miscellaneous debris, and unlabeled containers were observed during a site visit conducted by ECP staff on December 26, 2013. This material must be properly disposed of prior to grading.

As with any real property, if previously unidentified

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10. GENERAL CONDITIONS

10.E HEALTH. 1 ENV CLEANUP PROGRAM-COMMENTS (cont.) RECOMMND

contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health-Environmental Cleanup Programs at (951)955-8982.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 94602

Noise Study: "Alessandro Commerce Center (PP 22925 /
PM 25365 - Revised Noise Impact Analysis,
dated October 30, 2007"

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25422 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated December 18, 2013 c/o Steve Hinde (RivCo Industrial Hygienist).

It should be noted that the aforementioned noise study performed for Plot Plan 22925 and Parcel Map 25365 for the Alessandro Commerce Center was determined by the Office of Industrial Hygiene to be applicable to Plot Plan 25422.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25422 is a proposal to develop an approximately 54-acre site for a warehouse distribution facility and two office buildings. The site is located in the Woodcrest area west of Interstate 215 on the southwest corner of Alessandro Boulevard and Brown Street. The site was previously reviewed as Parcel Map 35365 and Plot Plan 22925.

An approximately 80-acre watershed is tributary to the central portion of the site along the western boundary. It is proposed to collect the runoff from this watershed and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

convey these flows in a storm drain through the site and discharge these flows on the eastern side of the project back into the existing low. The exhibits indicate onsite runoff will be conveyed to water quality/detention basins before being discharged. The natural drainage patterns of the area shall be perpetuated.

The previous discussion above was provided for general information only. This project does not involve any District facilities and the review of the drainage plan and preliminary Water Quality Management Plan (WQMP) are being processed and evaluated by the Transportation Department.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO RECOMMND

10 Series condition for a project located completely within the Low Potential Zone:

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 3 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 5 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 6 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 7 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan are permitted for operations 24 hours a day as analyzed in the EIR.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

manufacturing or repair plants maintaining more than one shift of workers, salvage and junk yards, including but not limited to automobile dismantling, auto wrecking yards, storage yards, scrap metal processing and similar uses: warehouses and wholesaling.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 16 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 18 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 23 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 24 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 25 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 26 USE - MINI-WAREHOUSE LIMITS RECOMMND

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - MINI-WAREHOUSE LIMITS (cont.) RECOMMND

rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

10.PLANNING. 28 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 29 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 30 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 36 USE - PDA04859 RECOMMND

County Archaeological Report (PDA) No 4859, submitted for this project (PP25422) was prepared by Gini Austerman, of LSA and is entitled: "Cultural Resources Assessment and Archaeological Testing, Alessandro Commerce center project, Riverside County, California," dated May 2014.

(PDA) No 4859 concluded that two previously documented prehistoric milling sites (33-005426 and 33-5451) were revisited within the project boundaries and their site records were updated; and one previously unrecorded milling site (33-022246) was identified and documented. Due to the projected project impacts, a Phase II test excavation was conducted to evaluate the resources prior to disturbance by construction grading.

The Phase II significance testing of the two previously documented sites and the newly discovered site resulted in negative findings. None of the three sites exhibited any additional cultural material; therefore, they did not meet the criteria for significance as defined by CEQA guidelines.

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - PDA04859 (cont.)

RECOMMND

(PDA) No 4859 recommended that all ground-disturbing activity during grading be monitored by a qualified archaeologist. In the event archaeological resources are identified during the ground-disturbing activities, work should be halted and redirected until a qualified archaeologist can assess the significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 37 USE - HUMAN REMAINS

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the

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10. GENERAL CONDITIONS

10. PLANNING. 37 USE - HUMAN REMAINS (cont.)

RECOMMND

Coroner determines the remains are Native American:
iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
(1) The MLD identified fails to make a recommendation; or
(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10. PLANNING. 38 USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 39 USE- MM AQ-1A RECOMMND

All diesel-powered construction equipment in use in excess of 50 horsepower shall require emission control equipment with a minimum of Tier II diesel particulate filter emission controls resulting in a minimum of 50 percent particulate matter control.

10.PLANNING. 40 USE- MM AQ-1B RECOMMND

Construction equipment will be properly maintained at an offsite location; maintenance shall include proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on- site during construction.

10.PLANNING. 41 USE- MM AQ-1C RECOMMND

As a matter of law, all construction equipment, whether or not it is used for this Project, is required to meet State of California emissions requirements, which are administered by the California Air Resources Board. Specifically, all off-road diesel-fueled vehicles will comply with Sections 2449, 2449.1, 2449.2 and 2449.3 in Title 13, Article 4.8, Chapter 9, California Code of Regulations. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use or to limit equipment idling to less than 3 minutes.

10.PLANNING. 42 USE- MM AQ-1E RECOMMND

The developer shall use low Volatile Organic Compound-content paints and require painting to be applied using either high volume low-pressure spray equipment or by hand application.

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE- MM AQ-1D RECOMMND

Prior to Project construction, the Project proponent will provide a traffic control plan that will require:

"Construction parking to be configured such that traffic interference is minimized;

"Dedicated turn lanes for movement of construction trucks and equipment on and offsite;

"Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable;

"Reroute construction trucks away from congested streets or sensitive receptor areas; and

"Improve traffic flow by temporary signal synchronization if possible.

10.PLANNING. 44 USE- MM AQ-1F RECOMMND

Grading activities shall be limited to no more than 5 acres per day of disturbed area.

10.PLANNING. 45 USE- MM AQ-1H RECOMMND

To encourage alternate forms of transportation, which reduces vehicle trips, the following shall be implemented:

"Public transit information shall be provided to building occupants and customers.

"Preferential parking for carpoolers and vanpools shall be designated on the site plan.

"Building owners shall conduct surveys of the employees once per year to determine if a shuttle to/from public transit or main residential areas would be feasible.

10.PLANNING. 46 USE- MM AQ-1K RECOMMND

Project proponent shall designate a person(s) to act as a community liaison concerning issues related to large particulate matter (PM10) fugitive dust.

10.PLANNING. 47 USE- MM AQ-1L RECOMMND

Street sweeping shall be accomplished as needed to remove soil transport to adjacent areas; sweeping shall require use of equipment certified under South Coast Air Quality Management District Rule 1186.1.

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10. GENERAL CONDITIONS

10.PLANNING. 50 USE- MM CR-2C RECOMMND

Monitoring of development-related excavation is required during all construction-related earthmoving. The Project Archaeologist may, at his or her discretion, terminate archaeological monitoring in any one location on the Project Site if and only if bedrock or sterile soils are encountered during earthmoving at that location.

10.PLANNING. 51 USE- MM CR-2D RECOMMND

Native American monitors shall also be allowed to monitor all grading, excavation and groundbreaking activities. Permission is required from March Joint Powers Authority if activities and monitoring occurs on their property.

10.PLANNING. 52 USE- MM CR-4A RECOMMND

If human remains are encountered during earth-disturbing activities, all work within 100 feet of the find shall stop immediately and the Riverside County Coroner's office shall be notified. If the Coroner determines the remains are Native American in origin, the NAHC will be notified and, in turn, will notify the person determined to be the Most Likely Descendent who will provide recommendations for treatment of the remains (CEQA Guidelines ° 15064.5; Health and Safety Code ° 7050.5; Public Resources Code ° 5097.94 and 5097.98).

10.PLANNING. 53 USE- MM N-4B RECOMMND

If, during project operations, the County Planning Department receives 4 or more noise complaints within a 3-month period from residents living west of the project property, the tenants or occupants of either one or both warehouses will be required to conduct noise assessments along the western property boundary to determine if project operational noise levels exceed County standards. If noise levels are found to exceed County standards, one or both operators shall be required to install noise attenuation improvements or reduce operational activities to reduce noise levels to meet County standards. This requirement shall be made part of conditions for map or conditional use permit approvals for both buildings of the project, and shall be implemented to the satisfaction of the County Planning Department Manager.

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10. GENERAL CONDITIONS

10.PLANNING. 54 USE - MM CR-2E

RECOMMND

Native American monitors from the Pechanga Tribe shall also be allowed to monitor all grading, excavation and groundbreaking activities. Permission is required from March Joint Powers Authority if activities and monitoring occurs on their property. At least 30 days prior to seeking a grading permit, the project applicant shall contact the Pechanga Tribe and Soboba Tribes to notify the Tribes of gradnig, excavation, and the monitoring program, and to coordinate with the County and the Tribes to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address: the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposal of any cultural resources, sacred sites, and human remains discovered on the site. This is consistent with County Condition of Approval 60.Planning.018.

10.PLANNING. 55 USE - MM CR-2F

RECOMMND

All cultural materials that are collected during the grading and monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement outlined in Mitigation Measure CR-2E, shall be curated according to the current professional repository standards. the collections and associated records shall be transferred, including title, to the Pechanga or Soboba Tribe's curation facility, which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersecitons of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Trautwein Road (NS) at:
Alessandro Boulevard (EW)

Mission Grove Parkway (NS) at:
Alessandro Boulevard (EW)

San Gorgonio Drive/Brown Street (NS) at:
Alessandro Boulevard (EW)

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/CONDITIONS (cont.)

RECOMMND

Sycamore Canyon Boulevard (NS) at:
Alessandro Boulevard (EW)

I-215 Freeway Southbound Ramps (NS) at:
Alessandro Boulevard (EW)

I-215 Freeway Northbound Ramps (NS) at:
Alessandro Boulevard (EW)

Project Access (NS) at:
Alessandro Boulevard (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

The traffic study for the proposed project indicates that
at the intersection of Trautwein Road (NS) at Alessandro
Boulevard (EW) the existing Level of Service is "F" in the
morning peak hour. the proposed project will add traffic
to this intersection in the City of Riverside and will thus
have a cumulative traffic impact. The project applicant
shall pay TUMF and traffic signal fees, which shall
constitute adequate mitigation for the cumulative traffic
impact of the project at this intersection.

10.TRANS. 4 USE - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal
Stormwater Permit issued by the Santa Ana Regional Water
Quality Control Board [Order No. R8-2013-0024, et seq.],
and beginning January 1, 2005, all projects that 1) are
located within the drainage boundary (watershed) of the
Santa Ana River; and 2) require discretionary approval by
the County of Riverside must comply with the Water Quality
Management Plan (WQMP) for Urban Runoff. The WQMP
addresses post-development water quality impacts from new
development and significant redevelopment projects. The
WQMP provides detailed guidelines and templates to assist
the applicant in completing the necessary documentation and
calculations. These documents are available on-line at:

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 5 USE - 100YR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 6 USE - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 7 USE - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - INCREASED RUNOFF (cont.) RECOMMND

developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 8 USE - ONSITE EASEMENT RECOMMND

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 9 USE - OFFSITE EASEMENT RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 10 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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10. GENERAL CONDITIONS

10.WASTE. 2 USE - AB 341

RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcown.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 USE - SLOPE STABILITY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 USE - ALTERNATIVE PVMT RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT (cont.) RECOMMND

Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE - RESTORATION PERMIT RECOMMND

Prior to the issuance of a grading permit, the applicant shall obtain a restoration permit to restore the disturbed areas within the Environmental Corridor.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.) RECOMMND

compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2 EPD - MSHCP MITIGATION RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation proving that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in Section 4.4.1 of the "Determination of Biologically Equivalent or Superior Preservation," Dated: September 12, 2007, updated February 6, 2008 and prepared by Michael Brandman Associates.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

present, relocation outside of the nesting season (March 1 through August 31) 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. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 4 EPD - GRADING PLAN CHECK RECOMMND

Prior to the issuance of grading permit EPD must review and approve grading plan that is on file with the Department of Building and Safety. The grading plan must clearly demonstrate that grading shall occur only within approved project area. No grading shall occur within surrounding conserved lands.

60.EPD. 5 EPD - TEMPORARY FENCE RECOMMND

Prior to the issuance of a grading permit a temporary fence must be installed to prevent any incursions of construction equipment or vehicles into the conserved lands that border the south and west of the project site. An EPD biologist shall conduct a site visit to confirm the installation and effectiveness of the temporary fence.

PLANNING DEPARTMENT

60.PLANNING. 7 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 54.5 acres (gross) in accordance with APPROVED EXHIBIT NO.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE- SKR FEE CONDITION (cont.) RECOMMND

A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25422, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 16 USE - CULTURAL PRO / MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - CULTURAL PRO / MONITOR (cont.) RECOMMND

Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 17 USE - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report 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 County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

60.PLANNING. 18 USE - NATIVE MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - NATIVE MONITOR (cont.)

RECOMMND

verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

60.PLANNING. 19 USE- MM AQ-1G

RECOMMND

Prior to the issuance of a grading permit, the developer will provide documentation to the County indicating that workers will carpool to the greatest extent practical. Workers will be informed in writing and a letter placed on file at the County documenting the extent of carpooling anticipated.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 USE- MM AQ-1M

RECOMMND

Prior to issuance of a grading permit, the general contractor for the project shall prepare and file a Dust Control Plan with the County that complies with South Coast Air Quality Management District Rule 403 and requires the following during excavation and construction as appropriate:

"Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).

"Water active sites at least twice daily (locations where grading is to occur will be thoroughly watered prior to earthmoving.)

"Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.

"Pave construction access roads at least 100 feet onto the site from the main road.

"Control traffic speeds within the property to 15 mph or less.

60.PLANNING. 22 USE- MM CR-2A

RECOMMND

Phase III data recovery must be completed for Feature 2 (CA-RIV-5457) prior to final approval of grading plans if this area is to be graded within the Private Conservation Area. Any recovery fieldwork must be completed in its entirety before grading begins, and a Phase III excavation report must be finalized and approved before final inspection. The Phase III excavation must be designed and written to Archaeological Resource Management Reports standards and County of Riverside standards.

60.PLANNING. 23 USE- MM CR-2B

RECOMMND

The Project Archaeologist must create a mitigation-monitoring plan prior to earthmoving in the Project area, and a pre-grade meeting associated with the details of that plan must occur between the monitoring archaeologist(s) and the grading contractor before grading begins. The abatement plan document must contain a description of how and where artifacts will be curated if found during monitoring, and contingency plans associated with Native American tribal representation if the recovered

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 USE- MM CR-2B (cont.) RECOMMND

artifacts are considered sacred items by one or more Native American tribes.

60.PLANNING. 24 USE- MM HHM-1A RECOMMND

Stained soils, as identified in Phase I Environmental Site Assessment (ESA), shall be removed prior to any ground disturbing activities. The removal process shall be in compliance with the County hazardous materials removal/handling regulatory guidelines and work will be performed to the satisfaction of the County Environmental Health staff.

60.PLANNING. 25 USE- MM HWQ-1A RECOMMND

Prior to the issuance of grading permits for any portion or phase of the project, the applicant shall submit to and receive County approval of a Storm Water Pollution Prevention Plan and Grading Plan that identify specific actions and BMPs to prevent stormwater pollution from construction sources. The plans shall identify a practical sequence for site restoration, Best Management Practices implementation, contingency measures, responsible parties, and agency contacts. The applicant shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:

- "Soil stabilization practices;
- "Sediment and runoff control practices;
- "Monitoring protocols; and
- "Waste management and disposal control practices.

Once approved by the County, the applicant's contractor shall be responsible, throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the Storm Water Pollution Prevention Plan and Grading Plan.

60.PLANNING. 26 USE- MM N-4A RECOMMND

Prior to grading permit issuance, the project applicant shall submit a Construction Noise Mitigation Plan to the County for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 USE- MM N-4A (cont.)

RECOMMND

to, locating stationary noise-generating equipment (such as pumps and generators), as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul, trucks and trailers. Onsite noise sources located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise-sensitive receptors as reasonably possible. The noise attenuation measures identified in the plan shall be incorporated into the project as conditions of approval of the grading and construction plans as appropriate. Any rock crushing equipment must be located within Lot 3, preferably as far from existing residences as possible, to minimize noise impacts. Rock crushing equipment can only be operated on weekdays between 9 am and 4 pm to further reduce noise impacts on residents.

60.PLANNING. 27 USE- MM T-1E

RECOMMND

Prior to grading permit issuance, the developer shall provide construction plans for road sight distance at the Project Access. Plans shall be reviewed by the County, with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans. The developer shall provide evidence to the County that construction plans were reviewed and approved.

60.PLANNING. 28 USE - ARTIFACT DISPOSITION

RECOMMND

Prior to Issuance of Grading Permits:
The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 USE - ARTIFACT DISPOSITION (cont.)

RECOMMND

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

60.PLANNING. 29 USE - MM CR-2G

RECOMMND

Prior to the issuance of grading permits, the project applicant and the Pechanga Tribe and Soboba Tribes shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-RIV-5457 and any associated cultural features. The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity(s) responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols; monitoring by the Tribes and compensation for services; and necessary

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 USE - MM CR-2G (cont.) RECOMMND

emergency protocols. The project manager/landowner shall submit a fully executed copy of the plan to the County to ensure compliance with this mitigation measure.

60.PLANNING. 30 USE - MM GS-2A RECOMMND

Refer to the mitigation measures MM HWQ 1a- and HWQ 1-b (See DEIR section 4.8 Hydrology and Water Quality), and all other applicable water quality standards and requirements.

TRANS DEPARTMENT

60.TRANS. 1 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 2 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - TRUCK ROUTING STUDY

RECOMMND

The project proponent shall provide a Truck Routing Study to the Transportation Department. The scope of the study is to identify the truck routes to and from PP25422 and to discourage trucks from traveling on Alessandro Boulevard west of the project or as approved by the Transportation Department.

60.TRANS. 4 USE - SUBMIT WQMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

1. For the Final WQMP, Infiltration testing performed for the proposed Infiltration Basins on this project needs to meet the Infiltration Testing requirements identified in Appendix A of the Riverside County Low Impact Development BMP Design Handbook.
2. The Preparer shall address any final comments from County of Riverside.
3. The Applicant shall provide the County with two original copies of the WQMP, "wet signed" and sealed by the Applicant's Engineer. The Applicant shall "wet sign" the Project Owner's Certification and include the Notary Acknowledgement page in the WQMP. Additionally, the preparer shall "wet sign" and "stamp" the Preparer's Certification page in the WQMP.
4. The Applicant shall provide two digital copies on CD of the Final WQMP documents.
5. The Applicant shall provide the original "wet signed" copy of the County's Maintenance Agreement to be included with the WQMP.

60.TRANS. 5 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - WQMP MAINT DETERMINATION (cont.) RECOMMND

process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT RECOMMND

Prior to final grading permit inspection the biologist who conducted the MBTA survey prior to grading must submit a written report that provides the results of the survey along with describing any avoidance or impact minimization measures employed to protect avian species.

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting 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.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25422, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE- MM AQ-1J RECOMMND

Documentation of compliance with the following measures shall be provided to the Riverside County Planning Department and Building Official for review and approval

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE- MM AQ-1J (cont.) RECOMMND

prior to issuance of building permit(s) and approval of features shall be confirmed by the County Building Official prior to certificate of occupancy.

i)The Project shall install solar water heating for the office portions of warehouse buildings to the extent practical, as determined by the County.

ii)The Project shall recycle construction debris to the extent practical, consistent with County requirements/programs.

ii)The Project shall provide material recycling including, but not limited to, mixed paper and cardboard, consistent with County programs/requirements.

iii)The Project shall allow natural lighting to the extent practical to help reduce or minimize the use of internal electrical illumination.

80.PLANNING. 21 USE- MM AQ-1N RECOMMND

Prior to the issuance of a building permit for each phase, the project developer shall require by contract specifications that contractors shall utilize power poles or clean-fuel generators for electrical construction equipment. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the County.

80.PLANNING. 22 USE- MM GS-3A RECOMMND

The developer shall implement the grading recommendations identified in the Preliminary Geotechnical Report (2007) and any subsequent geotechnical investigations approved by the County Geologist. Prior to the commencement of building construction, the applicant shall retain a qualified engineer to design foundations adequate to support the project structures where necessary, based on the recommendations of the Preliminary Geotechnical Report (2007) or any subsequent geotechnical investigations approved by the County Geologist. Settlement analysis shall be performed once the structural design loads and foundation system geometry have been defined for each building. This condition shall apply to any improvements made on the adjacent MJPA property as appropriate.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE- MM T-1A

RECOMMND

Prior to building permit issuance, the applicant shall be responsible for the following improvements:

The intersection of the San Gorgonio Drive/Brown Street (North-South) at Alessandro Boulevard (East-West) shall provide the following geometrics:

"Northbound: One left turn lane, two through lanes, one striped out for future use, one right turn lane.

"Southbound: No improvements. Current adjacent project is constructing improvements.

"Eastbound: No new improvements; One left turn lane, two through lanes, and one through/right turn currently provided.

"Westbound: One left turn lane; Existing improvements will remain and include three through lanes, and one right turn lane.

Prior to building permit issuance, the applicant shall pay applicable TUMF and other fees as mitigation for impacts at the following intersections:

"Trautwein Road (North-South) and Alessandro Boulevard (East-West):

"Construct an additional northbound left turn lane. I-215 Northbound Ramps (North-South) and Alessandro Boulevard (East-West):

"Restripe existing shared left turn/right turn lane to an exclusive left turn lane.

80.PLANNING. 24 USE- MM T-1B

RECOMMND

Prior to building permit issuance, the applicant shall dedicate 50-foot half-width Secondary right-of-way along the Project frontage of Brown Street from Alessandro Boulevard to the southern Project boundary. The applicant shall construct the Brown Street approach to Alessandro Boulevard to its full Secondary intersection cross-section width. Prior to issuance of building certificate of occupancy, the applicant shall construct Brown Street from south of Alessandro Boulevard intersection improvements to the southern boundary of the Project as a half-section width as an Industrial Collector plus a painted median and a northbound travel lane including landscaping and parkway improvements in conjunction with development. The applicant shall make an appropriate transition from the Secondary cross-section at the Alessandro Boulevard intersection improvements to the Industrial Collector cross-section.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE- MM T-1C

RECOMMND

Prior to building permit issuance, the developer shall construct landscape and sidewalk improvements along Alessandro Boulevard from the west Project boundary to San Gorgonio Drive/Brown Street per the direction of the county Landscape Architect. Landscaping will conform to Riverside County's updated water efficient landscape ordinance.

80.PLANNING. 26 USE- MM T-1G

RECOMMND

Prior to building permit issuance, the developer shall participate in the phased construction of off-site traffic signals within the study area through payment of traffic signal mitigation fees on a per square foot basis. The traffic signals within the study area at buildout should specifically include an inter-connect of the traffic signals to function in a coordinated system.

80.PLANNING. 27 USE - MM AQ-II

RECOMMND

As described in the Leadership in Energy and Environmental Design (LEED) for New Construction, Version 2.2 Rating System, the Project shall comply with LEED Silver requirements and implement the following activities consistent with County requirements. Documentation of compliance with this measure shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of the following features shall be confirmed by the County Building Official prior to certificate of occupancy.

i) SS Credit 7.2 - Use roofing materials having a Solar Reflectivity Index (SRI) equal to or greater than 78 for a minimum of 75 percent of the roof surface.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way, all applicable agreements and/or dedications shall be submitted and approved by the Director of Transportation for the right-of-way of Brown Street.

Right-of-way for Brown Street shall be conveyed for public use to provide for a 60' part-width to 100' full-width

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - R-O-W DEDICATION 1 (cont.) RECOMMND
right-of-way.

80.TRANS. 2 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 3 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signal included in 90.TRANS.12 condition of approval.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 5 USE - LANDSCAPING/TRAIL

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Alessandro Boulevard and Brown Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 6 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 7 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note

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80.TRANS. 7 USE - UTILITY PLAN (cont.) RECOMMND

describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 8 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

NONE

with fee credit eligibility

San Gorgonio Drive/Brown Street (NS) at Alessandro Boulevard (EW) (Signal Modification)

with no credit given for Traffic Signal Mitigation Fees or as approved by the Transportation Department.

Installation of the signal shall be per 90.TRANS.12.

80.TRANS. 9 USE - TS/GEOMETRICS RECOMMND

The intersection of San Gorgonio Drive/Brown Street and Alessandro Boulevard shall provide the following geometrics:

Northbound: One left-turn lane, one through, one right-turn lane with overlap

Southbound: One left-turn lane, one shared through/right-turn lane

Eastbound: One left-turn lane, two through lanes, one shared through/right-turn lane

Westbound: One left-turn lane, three through lanes, one right-turn lane

The intersection of I-215 freeway northbound ramps and Alessandro Boulevard shall provide the following geometrics.

Northbound: Two left-turn lanes, one right-turn lane

Southbound: NA

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80.TRANS. 9 USE - TS/GEOMETRICS (cont.) RECOMMND

Eastbound: One left-turn lane, three through lanes
Westbound: Two through lanes, one shared
through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

80.TRANS. 10 USE - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations as outlined in their letter dated July 31, 2007.

80.TRANS. 12 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 13

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and

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80.TRANS. 13 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 14 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
2. Project shall prepare water use calculations as outlined in Ord 589.3 or latest version.
3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an

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80.TRANS. 14 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

approved WQMP document.

4. Trees shall be hydrozoned separately.

5. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.

6. Project shall use County standard details for which the application is available in County Standard Detail Format.

7. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.

8. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials

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80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN (cont.) RECOMMND

and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.

2. Base inspection prior to paving.

3. Precise grade inspection of entire permit area.

a. Inspection of Final Paving

b. Precise Grade Inspection

c. Inspection of completed onsite storm drain facilities

d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final)

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of 576 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of 16 accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

(6) trash enclosures which are adequate to enclose a minimum of (12) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE- TRASH ENCLOSURES (cont.) RECOMMND

bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT W.

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 54.39 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25422 has been calculated to be 43.67 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - ADDITIONAL REQ SIGNAGE

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS the applicant shall install signage at all truck exits from the facility explain the nearby locations for food, lodging and entertainment using paths that avoid residential neighborhoods.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25422 is calculated to be 43.67 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE- MM HHM-5A

RECOMMND

Prior to the issuance of occupancy permits, information on users, uses, and use of hazardous materials within the Project Site will be transmitted to the MJPA for review. The County Planning, Environmental Health, and/or Fire Departments shall have authority to modify any use or occupancy permits to restrict or preclude uses that involve materials that could cause a demonstrable hazard to March ARB flight activities.

90.PLANNING. 32 USE- MM HWQ-1B

RECOMMND

Prior to final building inspection for any portion or phase of the Project, the applicant shall receive County approval of a Water Quality Management Plan that identifies specific long-term actions and Best Management Practices to prevent storm water pollution from ongoing site operations. The Water Quality management Plan shall identify a practical sequence for BMP implementation, contingency measures, responsible parties, and agency contacts. The applicant shall enforce the requirement through fines and other penalties, as necessary.

Once approved by the County, the applicant shall be responsible throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the Water Quality Management Plan.

The Water Quality Management Plan shall identify potential

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE- MM HWQ-1B (cont.)

RECOMMND

pollutant sources that could affect the quality of stormwater discharges from the Project Site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from the Project Site. To protect receiving water quality, the Water Quality Management Plan shall include, but is not limited to, the following elements:

"Permanent erosion control measures such as detention basins, inlet protection, and temporary revegetation or other ground cover that shall be employed for disturbed areas after initial construction is finished.

"No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30 - March 30).

"Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of existing catch basins that eventually drain to Sycamore Canyon.

"The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the Project Site to prevent, eliminate, or reduce discharge of materials to storm drains.

"Best Management Practices performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure.

A new drainage study was prepared for the Revised Project, but it still indicates that the mitigation measures recommended for the Original Project are still necessary to help protect water quality. Therefore, the Revised Focused DEIR incorporates these same mitigation measures.

90.PLANNING. 33 USE- MM T-1D

RECOMMND

Prior to final building inspection, the developer shall provide sufficient on-site parking to meet the County of Riverside parking code requirements.

90.PLANNING. 34 USE- MM T-1F

RECOMMND

Prior to final building inspection, the developer shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 USE- MM T-1F (cont.) RECOMMND
project.

TRANS DEPARTMENT

90.TRANS. 1 USE - OFF-SITE INFO RECOMMND
The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90.TRANS. 2 USE - WRCOG TUMF RECOMMND
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND
Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:
1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 USE - STREETLIGHTS INSTALL RECOMMND
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - DEDICATION SL1

RECOMMND

Brown Street shall be improved with 56 foot full-width AC pavement and 6" concrete curb and gutter within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

2. Provide an island to prevent trucks from making a left turn on the northbound approach of Brown Street at Alessandro Boulevard. It shall be located 25' from curb return. Trucks shall be prohibited from making left turns, however, passenger cars will be allowed.

90.TRANS. 6 USE - EXISTING MAINTAINED SL1

RECOMMND

Alessandro Boulevard along project boundary is a paved County maintained road designated as an Urban Aterial and shall be improved with 8" concrete curb and gutter located 55 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 67 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (55'/67') (Modified for reduced parking from 21' to 12'.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within a 12' parkway.

2. Provide an island to prevent trucks from making a right turn at the eastbound approach of Alessandro Boulevard onto Brown Street. It shall be located 12' from curb return or as approved by the City and County of Riverside Fire departments. Trucks shall be prohibited from making right turns, however, passenger cars will be allowed.

90.TRANS. 7 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest

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90.TRANS. 7 USE - UTILITY INSTALL (cont.) RECOMMND

poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 8 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signal included in 90.TRANS.12 condition of approval.
- (4) Street sweeping.

90.TRANS. 9 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Alessandro Boulevard and Brown Street.

90.TRANS. 11 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 12 USE - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

NONE

with fee credit eligibility

San Gorgonio Drive/Brown Street (NS) at Alessandro Boulevard (EW) (Signal Modification)

with no credit given for Traffic Signal Mitigation Fees

or as approved by the Transportation Department.

90.TRANS. 13 USE - PROJECT'S SHARE

RECOMMND

The applicant shall pay the County \$136,500 as the project's share of improvements along Alessandro Boulevard, including a CCTV camera at the intersection of Alessandro Boulevard/Brown Street/San Gorgonio Drive, the construction of an easebound right-turn lane on Alessandro Boulevard between Sycamore Canyon Drive and the I-215 southbound ramp terminal, and the installation of the fiberoptic cable between Barton Street and the I-215 southbound ramp terminal or as approved by the Director Transportation.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 15 USE - BMP MAINT AND INSPECTION RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 16 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 17 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 18 USE LNDSCP INSPCTN RQRMENTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18 USE LNDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 19 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate

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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1 USE - WASTE REPORTING FORM (cont.) RECOMMND

project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 6, 2013

TO:

Riv. Co. Transportation Dept.	P.D. Landscaping Section	City of Riverside
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section	Eastern Municipal Water District
Riv. Co. Public Health Dept. Industrial Hygiene	Riverside Transit Agency	Southern California Edison
Riv. Co. Flood Control District	Riv. Co. Sheriff's Dept.	Southern California Gas Co.
Riv. Co. Fire Department	Riv. Co. Waste Management Dept.	Regional Water Quality Control Board - Santa Ana
Riv. Co. Building & Safety - Grading	Riv. Co. EDA-Fast Track	Air Quality Control District- South Coast
Riv. Co. Building & Safety - Plan Check	Riv. Co. Airport Land Use Commission-John Guerin	California Department of Fish and Game
Regional Parks & Open Space District	March Air Reserve Base	U.S. Fish and Wildlife Service
Riv. Co. Environmental Programs Division	1 st District Supervisor	March Joint Powers Authority- Grace Williams
P.D. Geology Section	1 st District Planning Commissioner	

PLOT PLAN NO. 25422, ENVIRONMENTAL IMPACT REPORT NO. 537 – EA41468 – Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres - Zoning: Industrial Park (I-P) - REQUEST: The Plot Plan proposes an industrial development comprised of 3 buildings totaling 918,150 square feet. The Revised Draft Screencheck EIR studies the impacts of the project. **Note: This project was previously approved as Plot Plan 22925. A subsequent law suit required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. The project has changed layout and the number of structures. Impacts are generally reduced by the new design. An EIR was previously done for the site, EIR510, which was also vacated. A new revised Focused EIR has been drafted building on the previous EIR510. The new EIR will build on the previous studies, so your department should consider both the original technical studies and the revised technical studies. As a part of your review, please clearly indicate what kind of revised study your department will need (if not provided), assuming we can still use the previous studies as a base, from PP22925.** – APN(s): 297-080-007, 008, 009, 010.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 26, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 29, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

PLOT PLAN NO. 25422 AMENDED NO. 1 ENVIRONMENTAL IMPACT REPORT NO. 537 – EA41468 –
Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.43 Floor Area Ratio) – Location: southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.53 gross acres - Zoning: Industrial Park (I-P) - **REQUEST:** The **Plot Plan** proposes to develop two industrial buildings totaling 814,630 square feet. Building 1 is intended as a logistics warehouse and will occupy 598,190 square feet and Building 3 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 581 parking spaces and two detention basins. The Draft Screencheck EIR studies the environmental impacts of the proposed project. **Note:** **This project was previously approved as Plot Plan 22925. A subsequent law suit required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. The project has changed layout and the number of structures. Impacts are generally reduced by the new design. An EIR was previously done for the site, EIR510, which was also vacated. A new revised Focused EIR has been drafted building on the previous EIR510. The new EIR will build on the previous studies, so your department should consider both the original technical studies and the revised technical studies. As a part of your review, please clearly indicate what kind of revised study your department will need (if not provided), assuming we can still use the previous studies as a base, from PP22925. – APN(s): 297-080-007, 008, 009, 010.**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on November 20, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Environmental Health, Building & Safety Grading, EPD, Geology, Archaeology, Parks, Landscaping

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at **(951) 955-8631** or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 17, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Programs Dept.

P.D. Landscaping Section-Mark Hughes

PLOT PLAN NO. 25422 AMENDED NO. 1 (with new date of 4-17-15) – EA41468 – Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.43 Floor Area Ratio) – Location: southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.53 gross acres - Zoning: Industrial Park (I-P) - **REQUEST:** The **Plot Plan** proposes to develop two industrial buildings totaling 814,630 square feet. Building 1 is intended as a logistics warehouse and will occupy 598,190 square feet and Building 3 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 581 parking spaces and two detention basins. The Draft Screencheck EIR studies the environmental impacts of the proposed project. **Note:** This project was previously approved as Plot Plan 22925. A subsequent law suit required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. The project has changed layout and the number of structures. Impacts are generally reduced by the new design. **The attached exhibits are only slightly revised to address trans concerns and have NOT been given a new route or LDC date. They have the same AMD number as the previous route but with a new date to differentiate them from the previous transmittal. Please review and UPDATE your existing route as required.**

Routes in LMS have only been added for those departments that previously required corrections (denials).

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



CENTER for BIOLOGICAL DIVERSITY

DATE

AGENCY

ADDRESS

Phone:

Re: Settlement Agreement resolving *Center for Biological Diversity, et al. v. County of Riverside, et al.*, Riverside County Superior Court Case No. RIC10009105

To Whom It May Concern:

This letter recognizes that the conservation groups involved in the case *Center for Biological Diversity, et al. v. County of Riverside, et al.*, Riverside County Superior Court Case No. RIC10009105 support the settlement agreement resolving the aforementioned case and do not oppose the project as it has been revised by Amstar pursuant to the settlement agreement.

The conservation groups find that the settlement agreement provides several substantial benefits to the environment in relation to the previously approved project including the following:

- Setting aside a conservation area on the western edge of the project site that will be restored with native vegetation, minimize invasive species, and provide for wildlife movement across the conservation area;
- Taking substantial steps to allow for north-south wildlife movement between the protected Sycamore Canyon Wilderness Park and March Stephens' Kangaroo Rat Preserve;
- Designing an on-site detention basin to benefit water quality that also maximizes native habitat value in the existing riparian areas;
- Relying upon green building and increased energy efficiency principals for the project;
- Reducing the project's edge effects by minimizing night lighting, noise, and human disturbance on adjacent open spaces and wildlife, and prohibiting the use of harmful plants identified in local conservation plans.

The conservation groups appreciate the opportunity to voice our support for the settlement agreement resolving the case above and the steps that Amstar has taken to improve the project design.

Sincerely,

Error! Main Document Only. Alaska • Arizona • California • Florida • Minnesota • Nevada • New

Error! Main Document Only. Jonathan Evans, Toxics and Endangered Species Campaign Director &
Staff Attorney

351 California St., Ste. 600 • San Francisco, CA 94104
tel: (415) 436-9682 x 318 fax: (415) 436.9683 email: jevans@biologicaldiversity.org
www.BiologicalDiversity.org

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

TITLE: CENTER FOR BIOLOGICAL DIVERSITY, et al. v. COUNTY OF RIVERSIDE, et al.	DATE & DEPT: 12/08/11 D10	NUMBER: RIC10009105
COUNSEL: None present	REPORTER: None	
PROCEEDING: STATEMENT OF DECISION		

STATEMENT OF DECISION

Petitioners, Center for Biological Diversity, San Bernardino Valley Audubon Society and Friends of Riverside's Hills (petitioners) challenge respondent, County of Riverside's (County) approvals made in conjunction with the Alessandro Commerce Centre Project (hereafter referred to as the Project), a 54-acre business development, proposed by real parties in interest, Amstar/Kaliber LLC, Amstar Group and Reed Property Group (real parties), in unincorporated Riverside County.¹ The Project calls for the construction of 8 large commercial and industrial warehouses and office buildings, with 1,784 parking spaces and associated roads and infrastructure. The remaining 40 percent of the project (974,727 sq. ft.) is to be graded and landscaped. The site is immediately south of Alessandro Blvd., north of March Air Reserve Base and 1/2 mile west of the I-215. There is residential development to the west, commercial development to the northeast, and a proposed development to the north, but otherwise much of the surrounding land is undeveloped open space. Immediately adjacent to the southwest, south and east is an area once designated as the March SKR Preserve, which is still being managed by the Center for Natural Lands Management as a wildlife preserve benefiting biological

¹ The County and real parties filed a joint opposition to the petitioner. Accordingly, where this statement of decision refers to both County and real parties, they will be referred to as respondents.

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resources, including the Stephens Kangaroo Rat (SKR). Across Alessandro Blvd. to the northwest is City of Riverside's Sycamore Canyon Wilderness Park and the state-owned Sycamore Canyon Ecological Reserve, managed for wildlife species and used for passive public recreation and enjoyment.

The Project site is within the jurisdiction of two regional Habitat Conservation Plans, the SKR HCP, and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). It is also located within the South Coast Air Basin, within the jurisdiction of the South Coast AQMD.

On June 24, 2008, the County issued an Initial Study and Notice of Preparation of a Draft EIR for the Project. Following comments, County released the Draft EIR on January 15, 2009. It found the Project's impact on biological resources less than significant because of the Project's consistency with the SKR HCP and other local policies and ordinances, including the MSHCP. That finding was based in part on the March SKR Preserve having been traded out of the SKR HCP in exchange for another site in the Potrero Valley (Badlands area) between San Jacinto and Beaumont, and the release of the Reserve for development (AR 400). The DEIR stated that the Property was, however, within the boundaries of County's HCP Fee Area and the appropriate mitigation fee was required. The DEIR also acknowledged the Project would result in significant air quality impacts which would remain significant even after mitigation measures have been implemented. There would also be significant greenhouse gas emissions and climate change impacts, and cumulative impacts to traffic, water supply, and energy resources.

During the DEIR comment period, Petitioners, the Regional Water Board, the Attorney General's Office, and the South Coast AQMD submitted numerous comments and mitigation measures. County adopted some additional measures in the June 2009 Final EIR, which was certified by the Riverside County Planning Director on August 24, 2009. Petitioners and the

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Sierra Club filed an administrative appeal, asking the Planning Commission to either deny or stay the Project and the EIR. On September 30, 2009, the Planning Commission certified the EIR, and a second administrative appeal was filed on October 28, 2009, to the County Board of Supervisors. A subsequent meeting was held with the involved parties, the U.S. Fish and Wildlife Service, and the Riverside County Habitat Conservation Authority, but the dispute was not resolved. On April 20, 2010, the Board of Supervisors filed two Notices of Determination and certified the Final EIR. The instant Petition was filed May 12, 2010, alleging four causes of action:

- (1) Violation of CEQA (EIR Does Not Comply with CEQA);
- (2) Violation of CEQA (Failure to Recirculate EIR);
- (3) Violation of Subdivision Map Act and State Planning and Zoning Law;
- (4) Violation of County Ordinances Nos. 663, 663.10.

Petitioners argue that the EIR fails to adequately describe the environmental setting for the Project because it fails to acknowledge or discuss the impacts on the adjacent March SKR Preserve and the nearby Sycamore Canyon Ecological Reserve; that the EIR fails to comply with Riverside County Ordinances 663 and 663.10 (permitting the payment of mitigation fees under the SKR HCP), because such requires review to determine if on-site mitigation is appropriate; that although the EIR acknowledges the Project's significant greenhouse gas impacts, the County improperly rejected on-site solar panels as mitigation and the proposed greenhouse mitigation measures that were adopted are vague and unenforceable, and that the EIR fails to analyze the Project's energy consumption and conservation efforts as required under CEQA Guidelines Appendix F.

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DISCUSSION

The petition is granted as to the 1st cause of action for the reasons set forth below and denied as to the 4th cause of action. As acknowledged at hearing, Petitioners did not address the 2nd and 3rd causes of action, and the Court therefore deems them abandoned and waived (*Opdyk vs. California Horse Racing Board* (1995) 34 Cal. App. 4th 1826, 1830, fn. 4).

Administrative Record and Evidence:

Petitioners lodged the certified administrative record. In addition, both petitioners and respondents filed requests for judicial notice of portions of the 2003 Multiple Species Habitat Conservation Plan (MSHCP). Both requests indicate all parties previously agreed the MSHCP was an appropriate part of the AR but was omitted due to its extensive size. Based on that representation, the Court grants the requests and takes judicial notice of those MSHCP documents.

Respondents also request the Court take judicial notice of letters dated December 29, 2003, and May 22, 2006, from the United States Fish and Wildlife Service and the California Department of Fish and Game, and a SKR Reserve Map published by Riverside County Habitat Conservation Agency, concerning the Potrero land exchange with the March SKR Preserve. Petitioners do not object to Respondents' Request, and in turn request judicial notice of an April 22, 2010, Settlement Agreement with the United States Fish and Wildlife Service, rescinding the prior approval of the release of the March SKR Preserve for commercial development and eliminating unlimited take of the SKR. Although respondents filed an Objection to that Request, it was later withdrawn at the hearing. The Court therefore grants both parties' requests for judicial notice.

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First Cause of Action for Violation of CEQA

STANDARD OF REVIEW

"In reviewing an agency's compliance with CEQA in the course of its legislative or quasi-legislative actions, the courts' inquiry 'shall extend only to whether there was a prejudicial abuse of discretion.' Such an abuse is established 'if the agency has not proceeded in a manner required by law or if the determination or decision is not supported by substantial evidence.'" (*Vineyard Area Citizens For Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Ca.4th 412, 426-427, internal citations omitted.)

When plaintiffs challenge CEQA decisions, reviewing courts generally will defer to the agency's substantive judgments while requiring strict compliance with procedures required by law. Courts must not overturn an agency's discretionary decisions and substitute their own opinions as to what constitutes wise public policy. (*El Dorado Union High School Dist. V. City of Placerville* (1983) 144 Cal. App.3d 123, 130.) "The court does not pass upon the correctness of the EIR's environmental conclusions, but only upon its sufficiency as an informative document." (*County of Inyo v. City of Los Angeles* (1977) 71 Cal. App.3d 185, 189.)

"A court may not set aside an agency's approval of an EIR on the ground that an opposite conclusion would have been equally or more reasonable. A court's task is not to weigh conflicting evidence and determine who has the better argument when the dispute is whether adverse effects have been mitigated or could be better mitigated. We have neither the resources nor scientific expertise to engage in such analysis, even if the statutorily prescribed standard of review permitted us to do so. Our limited function is consistent with the principle that 'The purpose of CEQA is not to generate paper, but to compel government at all levels to make decisions with environmental consequences in mind. CEQA does not, indeed cannot, guarantee that these decisions will always be those which favor environmental considerations.'" (*Laurel*

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Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 393.) In applying the substantial evidence standard, the reviewing court must resolve reasonable doubt in favor of the administrative findings. Substantial evidence consists of "enough relevant information and reasonable inferences from this information that a fair argument can be made to support the agency's conclusion, even though other conclusions might also be reached." (*Laurel Heights, supra*, 47 Cal.3d, at pp. 392-393.)

THE ENVIRONMENTAL SETTING OF THE PROJECT

Guidelines §15125(a) provides that an EIR must include a description of the physical environmental conditions in the vicinity of the project as they exist at the time the notice of preparation is published, from both a local and regional perspective. "The environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. In using the word 'normally,' §15125(a) necessarily contemplates that physical conditions at other points in time may constitute the appropriate baseline or environmental setting." (*Cherry Valley Pass Acres & Neighbors vs. City of Beaumont* (2010) 190 Cal.App.4th 316, 336). "Neither CEQA nor the CEQA Guidelines mandates a uniform, inflexible rule for determination of the existing conditions baseline: rather, an agency enjoys the discretion to decide, in the first instance, exactly how the existing physical conditions without the project can most realistically be measured, subject to review, as with all CEQA factual determinations, for support by substantial evidence." (*Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 328.) The EIR describes the existing conditions as including undeveloped land that is under the March Joint Powers Authority to the south and east (AR 336). It states that the SKR Reserve has been modified with the addition of the Potrero Site and the release of the March Air Base Management Area for development (AR 399). The May 22, 2006, joint letter from the U.S. Fish and Wildlife

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Service and California Department of Fish & Game confirmed that with the Wildlife Agencies' approval of the core reserve exchange on December 29, 2003, the former MARB SKR Management Area was no longer a core reserve under the Long-term HCP and was subject to authorized incidental take of SKR in unlimited amounts outside of core reserves within the boundary of the Long-term HCP.

As such, the Preserve legally did not exist at the time the notice of preparation was published. The SKR HCP expressly considered that the Preserve could be released for development and would no longer be part of the SKR HCP (AR 4487-4488), and the environmental impacts were studied and reviewed in the SKR HCP and MSHCP EIRs. The EIR determined that those previous EIRS conducted the appropriate analyses on the impacts on both the onsite SKR and the adjacent Preserve and that no further analysis was required (AR 2302-2303). The Court finds that there is substantial evidence in the record to support the EIR's description of the surrounding physical conditions as they relate to the SKR, and denies the petition on that ground.

However, the Court also finds that the EIR's description of the surrounding physical conditions is otherwise improper. While the protections afforded the SKR may no longer legally exist, the record reflects that the Preserve property has nonetheless continued to exist since the Potrero swap-out. The Preserve property is owned by the March Joint Powers Authority and is managed by the Center for Natural Lands Management. The CNLM continues to provide various monitoring programs for various sensitive bird species such as least Bell's Vireo and burrowing owls (AR 8577). The Preserve property consists of 1,178 acres which includes grasslands, wetlands, and riparian habitats. Despite concerns and comments as to the Project's effects on these environmental and biological conditions, the EIR refused to recognize the need to address the Preserve property with regard to these features.

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“When an EIR omits information, ‘[t]he relevant inquiry is whether there has been “a prejudicial abuse of discretion.” The absence of information in an EIR “does not per se constitute a prejudicial abuse of discretion. A prejudicial abuse of discretion occurs if the failure to include relevant information precludes informed decision making and informed public participation, thereby thwarting the statutory goals of the EIR process.” (*Santa Monica Baykeeper v. City of Malibu* (2011) 193 Cal.App.4th 1538, 1558, internal citations omitted.)

By excluding the Preserve property from its description of the existing environmental setting, the EIR created an improper baseline and failed to adequately address or analyze Project impacts to these additional protected species and the wetlands and riparian conditions that exist on the Preserve site.

Accordingly, the court grants the petition on this ground.

COUNTY'S REJECTION ON ON-SITE SOLAR PANELS

Petitioners contend that County improperly rejected on-site solar panels as mitigation without providing any analysis or evidence to support its assertion that the on-site solar panels are not economically feasible. In response to suggested mitigation measures, County determined the solar panels were not feasible because the buildings were not of sufficient size to make the arrays economically feasible and capable of generating all of the project's electrical demand (as proposed by Petitioners). (AR 760, 2316). The Court finds there is substantial evidence in the record to support County's infeasibility findings (AR 8923, 8630, 8938, 9733-9734). Petitioner's own evidence establishes that solar power was not economically competitive with fossil fuels, and that there was no assurance that government incentives would continue to be available.

MITIGATION MEASURE MM-AQ-1L

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Petitioners additionally argue that the proposed GHG mitigation measures listed in the EIR are vague and unenforceable, citing MM-AQ-11's provision for the installation of solar water heating and natural lighting "to the extent possible, as determined by the County" (AR 2319). The Court notes that this measure was added in response to Petitioners proposed mitigation measures, and was not included in the GHG reduction analysis (AR 861). Petitioner's Communities for a Better Environment vs. City of Richmond (2010) 184 Cal.App.4th 70 is clearly distinguishable in that it involved a handful of cursorily described mitigation measures for future consideration that might serve to mitigate the metric tons of emissions resulting from the project. Such is not the case here, where the EIR includes extensive mitigation measures and the reductions attributable to them. Given that the measures in MM-AQ-11 are structure-specific, COUNTY properly required that every practical effort be made to incorporate the measures in the building designs prior to the issuance of building permits, and for County Building Officials to confirm approval of the features before issuance of certificates of occupancy. Consistent with Sacramento Old City Assn. vs. City Council (1991) 229 Cal. App.3d 1011, 1028-1029, the Court finds no violation of CEQA concerning the MM-AQ-11 measures.

ANALYSIS OF ENERGY CONSUMPTION AND CONSERVATION EFFORTS

Lastly, petitioners argue that the EIR fails to provide the analysis of energy consumption and conservation efforts that is required. Pub. Res. C. §21103(b)(3) requires an EIR include a detailed statement setting forth mitigation measures proposed to minimize significant effects on the environment, including but not limited to measures to reduce the wasteful, inefficient and unnecessary consumption of energy. At the time the DEIR was prepared in 2009, CEQA Guidelines Appendix F stated that potentially significant energy implications of a project should be considered in an EIR. Here, the Environmental Assessment Form specifically found that the Project will have a less than significant impact or demand on utility infrastructure or service, and

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will not conflict with existing policies, plans and programs related to utility consumption and conservation. (AR 677-678). There was no challenge to that determination. In discussing cumulative impacts, the EIR stated that, according to the County of Riverside General Plan, new development will increase the demand for natural gas and electricity and substantially contribute to a significant cumulative impact on the availability of both (AR 584). The EIR discussed the regulatory framework governing the project, including that the operation of the Project is required to comply with the mandatory requirements to Title 24 concerning energy efficient building design and to utilize energy conservation measures during operations (AR 588). The savings attributable to compliance with Title 24 are addressed at AR 538 and 562. No further analysis was required, and the EIR has sufficiently complied with CEQA in considering energy impacts.

SECOND AND THIRD CAUSES OF ACTION

As discussed above, Petitioners' failure to address these claims in the Opening Brief constitutes a waiver and the claims are denied.

FOURTH CAUSE OF ACTION FOR VIOLATION OF RCO 663, 663.10

Petitioners' challenge under the County's ordinances is based on their contention that the March SKR Preserve still exists. As discussed above, the Preserve did not legally exist at the relevant time and was no longer part of the SKR HCP. Riverside County Ordinance 663 provides each project shall be reviewed to determine the most appropriate course of action to ensure the survival of the species through one or more of the following: (1) on-site mitigation of impacts to the SKR, or (2) payment of the Mitigation Fee set by the Ordinance, or (3) any combination of the two. (AR 8477-8478). Here, the record reflects that SKR are likely on the project site and with that information County determined that payment of the mitigation fee was the appropriate mitigation measure. The Court finds no violation of County Ordinance 663.

DISPOSITION

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The Petition is granted, in part, for the reasons set forth above. Petitioners are hereby directed to submit and serve a proposed judgment and proposed peremptory writ in conformity with this Statement of Decision. An OSC re: receipt of proposed judgment and peremptory writ is set for January 6, 2012, at 8:30 a.m. in Dept. 10. If the proposed judgment and writ are submitted to the court by that date, no appearance is required.

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SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
4050 Main Street - 2nd Floor
Riverside, CA 92501
www.riverside.courts.ca.gov

CERTIFICATE OF MAILING

CENTER FOR BIOLOGICAL DIVERSITY

vs.

CASE NO. RIC10009105

COUNTY OF RIVERSIDE

TO: SHEPPARD, MULLIN, RICHTER & HAMPTON
650 TOWN CENTER DR
COSTA MESA CA 92626-1925

I certify that I am currently employed by the Superior Court of California, County of Riverside and I am not a party to this action or proceeding. In my capacity, I am familiar with the practices and procedures used in connection with the mailing of correspondence. Such correspondence is deposited in the outgoing mail of the Superior Court. Outgoing mail is delivered to and mailed by the United States Postal Service, postage prepaid, the same day in the ordinary course of business. I certify that I served a copy of the attached Statement of Decision on this date, by depositing said copy as stated above.

Court Executive Officer/Clerk

Dated: 12/09/11

by: LETICIA HALL, Deputy Clerk

SETTLEMENT AGREEMENT

PARTIES: This Settlement Agreement ("Agreement") is entered into by and between Amstar/Kaliber LLC, Amstar Group LLC, Reed Property Group, Inc., Kaliber Alessandro Manager, LLC, Kaliber Co-Investments, LLC, Reed Holdings, LLC, (collectively, "Amstar") on the one hand and the Center for Biological Diversity ("CBD"), San Bernardino Valley Audubon Society, and Friends of Riverside's Hills (collectively "Petitioners"), on the other hand. Amstar and Petitioners are sometimes referred to in this Agreement individually as a "Party" and collectively as the "Parties." Reed Property Group, Inc. was dissolved after the filing of the "Action" and is not a signatory to this Agreement. It is the intent of the Parties that this Agreement shall establish the terms of a full and complete settlement of all claims and actions raised in *Center for Biological Diversity, et al. v. County of Riverside, et al.*, Riverside County Superior Court Case No. RIC10009105 (the "Action"). The terms of this Agreement are intended to be the limit of the Parties' obligations.

1. **RECITALS:** This Agreement is made with reference to the following facts:

1.1 Whereas Amstar proposes to construct a non-residential project (uses may include any permitted use allowed in the existing zoning) on its approximately 54 acre property located immediately south of Alessandro Boulevard and west of Interstate 215 including all access and infrastructure appropriate for such construction including but not limited to obtaining access through Brown Street by way of easement or other legal instrument (the "Project" or the "Property").

1.2 Whereas Petitioners filed a Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief in Riverside Superior Court, Case No. RIC10009105 challenging Amstar's proposed commercial/industrial project as a violation of the California Environmental Quality Act, Subdivision Map Act, State Planning and Zoning Law, and a Riverside County Ordinance.

1.3 Whereas a Judgment and Peremptory Writ of Mandate was issued in favor of Petitioners in the Action invalidating the Environmental Impact Report and associated approvals.

1.4 Whereas, by entering into this Agreement, the Parties intend to resolve the Action.

2. **AGREEMENT:** In consideration of and in return for the promises and covenants made by all Parties to this Agreement, including the releases given by all Parties, the Parties agree as follows:

2.1 **Conservation Area:** Amstar plans to seek approvals for the Project from the County of Riverside which may require the issuance of discretionary permits ("Future Entitlements"). When Amstar makes such application, Amstar shall request a condition of approval from the County of Riverside (the "County") or other approving agency requiring a "no structures" area ("Conservation Area") on the western side of the Project site in accordance with the dimensions identified in the attached Exhibit A and shall take all necessary actions to include that condition of approval in any future entitlements sought on the Project site. When the Future

Entitlements are granted or issued by the regulating agency, the Conservation Area shall have zero square feet of intensity assigned to it and shall generally extend 200 feet east from the western boundary of the property, extending to 400 feet at the northern edge and 300 feet at the southern edge. To ensure that the County is aware of the requirements set forth in this Agreement, Amstar agrees to enter this Agreement into the record of application to be filed with the County. The exact dimensions of the "Conservation Area" are depicted in Exhibit "A" (hereinafter called the "Conservation Area"). To the extent there is any conflict between the written description provided in this paragraph and the attached Exhibit A, the area as shown in the shaded area of the attached Exhibit A, shall apply. Except as provided immediately below, the Conservation Area shall prohibit the construction of any man made surface structures including any and all buildings pavement types and roads, and all grading in the Conservation Area shall be limited to that allowed in Paragraph 2.2 of this Agreement. Surface improvements that would be permitted in the Conservation Area would be related to erosion control on the easterly edge of the Conservation Area and Amstar shall cooperate with regulating agencies to avoid or minimize any impact on the habitat value of the Conservation Area.

2.1.1 It is the desire of Petitioners that the Conservation Area function as wildlife habitat for sensitive species including, but not limited to, the Stephens' kangaroo rat. It is the further desire of Petitioners that the Conservation Area function as a wildlife corridor connecting the Sycamore Canyon Wilderness Area to the north of Alessandro Boulevard with the March Stephen's Kangaroo Rat Preserve managed by the Center for Natural Lands Management on land owned by the March JPA to the south of the Project site. Amstar agrees to take the steps set forth in this Agreement to facilitate that goal.

2.1.2 This agreement shall be binding upon successors, lessees and users of the Property and this agreement shall be recorded against the Property within sixty days of the execution and shall run with the land.

2.1.3 A permanent conservation easement shall be established and recorded for areas dedicated as the Conservation Area ("Conservation Easement"). The Conservation Easement will be established and recorded by Amstar within six (6) months after any Future Entitlements are obtained or by June 30, 2014, whichever is earlier and shall name Petitioners' designee as holder/grantee. The terms, standards, and goals of the Conservation Easement shall be modeled upon the language used for conservation easements under the Western Riverside County Multiple Species Habitat Conservation Plan. The Conservation Easement holder/grantee shall have the necessary organizational and fiscal capacity to ensure enforcement of the easement in perpetuity. Alternatively, the Conservation Area may be transferred in fee title to the Western Riverside County Regional Conservation Authority under section 2.4 of this agreement. Nothing in this paragraph should be construed as a precommitment to the granting of any right and is and will only be given and undertaken following the approval of the Future Entitlements and is conditional and dependent upon the issuance and/or approval of those Future Entitlements.

2.1.4 It is the desire of Petitioners that access by the public and urban predators such as cats and dogs shall be minimized to reduce the impacts to sensitive species and habitat in the Conservation Area. During the construction of the Project, Amstar agrees to install a gated wrought iron fence at the northern terminus of the Conservation Area in an east-west direction perpendicular to the Project and the residences. The gated wrought iron fence shall

include pickets with a minimum width of six (6) inches apart and the bottom of the fence shall be twelve (12) to sixteen (16) inches above the ground. Amstar agrees to install a 3-wire fence with a smooth bottom wire twelve (12) to sixteen (16) inches above the ground at the southern terminus of the Conservation Area in an east-west direction and perpendicular to the Project and the residences. Amstar agrees to install fencing on the western boundary of the Conservation Area and adjacent to the residential properties in a north-south direction that will prohibit access by the public and cats and dogs ("urban predators"). Subject to conflicting requirements imposed on the Project through the issuance of the Future Entitlements, Amstar agrees that it will make reasonable efforts to limit public and urban predator access from the Project site onto the Conservation Area. Included in these measures will be fencing on the Project site designed to minimize both human and urban predator access to the Conservation Area. The Parties acknowledge that any additional fencing on or in the Conservation Area (not including fencing between the Conservation Area and the Project site) shall be an Additional Measure as described in this paragraph. Additional Measures to minimize public access may also include, but are not limited to signs to reduce trespass and inform the public of the sensitive nature of the Conservation Area, locks on the gate to limit access to people authorized by the parties as authorized under this Agreement, and other measures viewed helpful to limit public access. With the exception of the fencing and gates described in this paragraph above, all of these additional measures may be taken by Petitioners, the Conservation Easement holder, or their designee 1) at their sole cost, 2) with the permission of Amstar which shall not be unreasonably withheld, 3) without impacting the security of the Amstar Project, and 4) with any and all permits required by law from any regulating agency.

2.1.5 Subject to the terms of this Agreement, Amstar agrees to cooperate in good faith with neighboring landowners and wildlife agencies to facilitate habitat management of the Conservation Area and the ability of wildlife to move within, across, to and from the Conservation Area.

2.2 **Grading of the Conservation Area:** Amstar shall have the right to grade the Conservation Area in accordance with entitlements and/or permits issued to Amstar for construction of the Project. Grading shall be done in a way to minimize impacts on the Conservation Area as much as reasonable without impacting Project design and shall attempt to maintain or mimic natural contours of the land consistent with Project design in the Conservation Area. In no event will the majority of the area be graded to a set of flat (level or sloping) surfaces without contour grading to mimic the natural landscape. Contour grading shall be utilized in the Conservation Area. The slope will not exceed 15% on the western 40 feet of the Conservation Area adjacent to the residential areas. The top six (6) inches of native top soil within the Conservation Area that are subject to grading shall be stockpiled and spread over the graded portion of the Conservation Area within six (6) months of stockpiling. Rock outcroppings existing onsite will be retained, relocated, or recreated onsite in the Conservation Area for the purpose of benefitting wildlife habitat. Any rock outcroppings within the Conservation Area that must be moved shall be not be subject to blasting or measures that create sharp edges or an unnatural angular appearance to the relocated outcrops. Any boulders relocated within the Conservation Area, and any boulders from the construction site placed by Amstar in the Conservation Area at Amstar's election, shall be placed on or near bedrock within the Conservation Area to create separate non-flammable, rocky islands to reduce fuel loads and increase fire safety near homes. In the event of conflicting requirements from the County regarding the retention of rock outcroppings the Parties will meet and confer to determine the

best method to retain rock outcroppings onsite to benefit wildlife habitat. Grading of the Conservation Area shall not be repeated after the initial grading for project construction has been completed. "Initial Grading" shall include all grading activities necessary to effectuate the Project regardless of whether grading is continuous as long as Amstar is in compliance with the conditions of approval for the discretionary permits sought by Amstar. Amstar shall conduct pre-grading surveys and relocations of sensitive, rare, or endangered wildlife.

2.2.1 Amstar shall pay for and complete a one-time restoration of any graded portions of the Conservation Area with native plants generally supportive of Stephens' kangaroo rat habitat including, but not limited to, the plants listed in Exhibit B. "Initial Grading" of the Conservation Area shall be completed within six (6) months of the commencement of grading in the Conservation Area. Restoration of any areas graded in the Conservation Area shall begin as soon as practicable after completion of the "Initial Grading" so as to coincide with the fall and winter rainy season and reach completion by January 20th of the following year. Restoration shall be completed within one year and may include a grow-kill cycle to reduce weeds during the first raining season if so included in the restoration plan (Exhibit B). Amstar agrees that it will make an adequate one-time restoration effort to achieve a 70% native plant cover (bird's eye view) with the recommended plant palette and a maximum of 10% cover by non-native plant species five (5) years after planting. Attached as Exhibit B to this Agreement is a list of restoration experts and minimum contract requirements for the restoration of the Conservation Area that are satisfactory to all Parties to this Agreement. By selecting a restoration expert from Exhibit B and satisfying all of the other provisions of this Agreement responsibility for maintenance, upkeep and success of the Conservation Area will transfer from Amstar to the Conservation Easement holder. The one time restoration shall be based on a site specific scientifically based revegetation plan from local native plant sources developed by a restoration expert chosen by Amstar from the list in Exhibit B with proven experience in successful revegetation of western Riverside County and coastal sage scrub and native grasslands. Amstar will work in good faith with the County to encourage consistency between the requirements of this Agreement and the Conditions of Approval imposed by the County. However, in the event that the County imposes conflicting requirements, the Parties agree that the provisions imposed by the County will prevail over the requirements set forth in this paragraph to the extent that the County requirements do not preclude effective restoration of Stephens' kangaroo rat habitat within the Conservation Area as contemplated by this Agreement.

2.3 **Maintenance of the Conservation Area:** After successful completion of the one-time restoration referred to in Section 2.2, Amstar shall have no further obligation to maintain the Conservation Area in any manner other than for purposes Amstar chooses, such as trash removal. Amstar and Petitioners shall in good faith negotiate a Cooperation Agreement which will provide that holder of the Conservation Easement described in paragraph 2.1.3 above may enter the Conservation Area for management and monitoring purposes to ensure that non-native invasive species are controlled, habitat for native species is maintained, and the rights for Amstar to enter the Conservation Area for trash removal and other related maintenance that does not hinder the habitat value of the Conservation Area. Amstar's obligations and duties to enter and/or maintain the Conservation Area is within the sole discretion of Amstar. The parties recognize that there may be a need to maintain the property to comply with requirements regarding fire prevention. After granting of the Conservation Easement the obligation to maintain the Conservation Area for fire prevention shall be the obligation solely of the holder of the Conservation Easement who shall indemnify and hold Amstar harmless for the actions of the

holder of the Conservation Easement in maintaining the property for fire prevention purposes. Amstar recognizes that the holder of the Conservation Easement will likely desire to use weed abatement/fire prevention techniques such as mowing, hand clearance, or grazing. Discing as a means of fire clearance will only be permitted if all other fire clearance methods or mechanisms are prohibited. Amstar will work in good faith with the County to encourage consistency between the requirements of this Agreement and the Conditions of Approval imposed by the County. In the event that the holder of the Conservation Easement fails to adequately maintain the Conservation Area to comply with weed abatement/fire prevention laws and regulations, it shall not be a violation of this Agreement if Amstar or its successor enters the property and takes actions as directed by a legal authority required to bring the Conservation Area into compliance with weed abatement/fire prevention requirements. If Amstar or its successors receive a notice of non-compliance with weed abatement/fire prevention requirements it will promptly notify the Conservation Easement holder to provide the Conservation Easement holder with a reasonable time to rectify the non-compliance prior to Amstar or its successors taking action.

2.4 **Transfer of Conservation Area:** In the event that Amstar takes action to create a separate parcel coterminous with the boundaries of Exhibit A, Amstar in its sole discretion may transfer ownership or control of the Conservation Area as a separate lot or as part of a lot as long as the obligations regarding the Conservation Area are simultaneously transferred, including the transfer of any obligations under this Agreement to the buyer or other transferee. Amstar or its successors agree that transfer of the Conservation Area to the Western Riverside County Regional Conservation Authority will not be unreasonably withheld.

2.5 **Construction of the Project:**

2.5.1 The Project will be constructed using lighting systems which will minimize impact to neighbors and be sensitive to the environment to minimize light leakage into areas set aside for the benefit of wildlife and open space. Night lighting shall be directed away from the Conservation Area and adjacent conservation areas to protect species within those areas from direct night lighting and shall treat the Conservation Area as a separate parcel for purposes of compliance with Riverside County ordinance 915. Shielding shall be incorporated in project designs to ensure ambient lighting in the Conservation Area and adjacent conservation areas is not increased beyond .5 footcandles adjacent to developed lots and to avoid direct artificial light on the Conservation Area and adjacent conservation areas. It is recognized that public street lighting may be subject to different requirements. In addition, to the extent permissible under local, state and federal law, the locations of fixtures would be selected based on desired angles of light and proximity to the Conservation Area. Devices that may be employed to directionally control light may include lenses, louvers, barn doors, and snoots. Beam patterns would be asymmetric with the light aimed at the road surface area.

2.5.2 Amstar will seek a condition of approval from the County of Riverside or other approving authority requiring that construction and operation of the Project shall minimize light leakage into the Conservation Area.

2.5.3 Amstar will not utilize any of the plants described MSHCP Table 6-2 (Plants That Should be Avoided Adjacent to the MSHCP Conservation Area) anywhere on the Project site. Only highly fire resistant landscaping and fire safe landscaping will be used within 100 feet of the Conservation Area on the Project site.

2.5.4 Proposed noise generating land uses affecting the Conservation Area or adjacent conservation areas shall incorporate techniques helpful to minimize the effects of noise on Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. Excluding all background noise sources, wildlife within the Conservation Area or adjacent conservation areas should not be subject to noise solely from the Project that would exceed residential noise standards as measured from the residential property line and excluding temporary noise impacts during project construction. Temporary noise impacts during Project construction shall be limited to that allowed under County regulations regarding construction.

2.5.5 Amstar will cooperate with Petitioners in the design of the Project's southern retention basin located in the vicinity of the border between Parcel 2 and Parcel 3 (as identified in Exhibit A). The southern retention basin will address water runoff from the property's Parcel 3 (as identified in Exhibit A) riparian areas and maximize native habitat value in the existing riparian areas. The cooperation on the design of the southern detention basins shall not unreasonably affect construction plans for the Project, or unreasonably increase Amstar's costs related to the southern detention basin.

2.5.6 Amstar will build the Project in accordance with LEED Silver standards, with the exception of standards, if any, that apply to impacts upon endangered species.

2.5.7 Petitioners desire that Brown Street on the eastern border of the Project site, Alessandro Boulevard on the northern border of the Project site, and in particular the intersection of Brown Street and Alessandro Boulevard, be designed to minimize impacts to wildlife movement to and from the neighboring Sycamore Canyon Wilderness Park. Amstar desires to obtain rights for the use of Brown Street, Alessandro Boulevard and Gem Lane to allow the full use of the Project site as allowed in the Future Entitlements. The rights sought by Amstar will be solely for the purpose of road access, drainage and uses ancillary to those purposes (such as curb and gutter, road widening and partial dedications) and may include but are not limited to easements, grading permits, rights of way or other legal rights or devices necessary for access and road expansion. Amstar agrees to help facilitate the desires of Petitioners as detailed in this paragraph and Petitioners agree to support and not oppose Amstar's efforts to perfect all access and road improvement work to allow development of the Project Site as allowed in the Future Entitlements.

2.6 **Petitioners Will Not Challenge Project:** As part of the Action, the Court has ordered the County to take certain actions regarding entitlement approval for the Project. Nothing in this Agreement has any impact upon or changes in any way that obligation. Once the County has undertaken those obligations, Petitioners agree that they will take no further actions of any kind regarding the Action except as ordered by the Court or required by law. Except as provided in this Agreement, Petitioners will not seek attorneys' fees, costs or any other kind of further relief from the Court in the Action.

Following the County's completion of the Court ordered obligations, Amstar intends to submit a modified land use application to the County for approval. The approvals sought from the County by Amstar may include, but are not limited to, zone changes, variances, General Plan Amendment, conditional use permits or any of several other land use permits or certifications that may be issued by the County. Approval by the County of that modified land use application

including certification of any supporting California Environmental Quality Act document or review shall constitute the Future Entitlement of the Project. It is also possible that in the future Amstar will seek further or additional changes to the approvals governing the use of the property.

In addition, these entitlements may include measures or conditions impacting neighboring properties, including but not limited to, road, drainage, and grading easements with any adjacent or nearby property owners. Petitioner CBD currently is involved in litigation with the March JPA over property adjoining the Project. Petitioners further agree that they will not file any letter, complaint, petition, or other paper or pleading challenging the Project before any government agency, administrative agency, public agency, court, or other public body, as long as the development or use is consistent with the terms of this Agreement.

Notwithstanding any proposed change of use sought or obtained in the Future Entitlements, as long as Amstar honors its obligations under the terms of this Agreement, Petitioners agree that they will not challenge or bring any form of a claim in any administrative proceeding, court action or any other proceeding regarding the Project including but not limited to the actions taken by the County as required by the Court in the Action, any application regarding Future Entitlement of the Project or any future applications regarding use of the Property. In addition, Petitioners agree that they will not solicit or encourage any party whether an individual, group or company of any kind to bring any claim or action regarding any approval of the Project. Notwithstanding the provisions of this paragraph, the Parties retain the right to enforce the terms of the Agreement in legal and administrative proceedings including requests for compliance with the terms of this agreement.

2.7 **Attorneys' Fees:** Amstar will pay Petitioners \$50,000 within thirty (30) days of receipt of the Notice of Entry of Dismissal of the Action, and \$50,000 within thirty (30) days of receipt of Future Entitlements for the Project or by June 30, 2014 if Amstar fails to have an active development application pending before the County after June 30, 2014, whichever is earlier.

2.8 **Letter From Petitioners Regarding Project:** Petitioners will prepare a letter, at Amstar's request, stating that they support this Agreement and do not oppose the Project in the general form of Exhibit C attached. In the event that the attached letter is edited by Petitioners, Amstar may offer suggested additions or deletions to the letter and Petitioners will make a good faith effort to address and incorporate those suggested additions or deletions.

2.9 **Notices:** Any notice required pursuant to the terms of this Agreement shall be provided as follows:

For Amstar:

D. Scott Gibler
Amstar Group, LLC
1050 17th St., 23rd Floor
Denver, CO 80265

And with a copy to: Geoffrey K. Willis
Sheppard, Mullin, Richter & Hampton LLP
650 Town Center Drive, 4th Floor
Costa Mesa, CA 92626

For Petitioners: Center for Biological Diversity
351 California St, Suite 600
San Francisco, CA. 94104
Attn: Jonathan Evans

And with copies to: San Bernardino Valley Audubon Society
P.O. Box 10973
San Bernardino, CA 92423-0973
Attn: Drew Feldmann

Friends of Riverside's Hills
4477 Picacho Drive
Riverside, CA. 92507
Attn: Dr. Len Nunney

For Reed Property Group, Inc., Kaliber Alessandro Manager, LLC, Kaliber Co-Investments, LLC, Reed Holdings, LLC: Craig M. Reed
Reed Property Group
305 N. Harbor Blvd.
Suite 215
Fullerton, CA 92832

3. MISCELLANEOUS:

3.1 **Advice of Counsel:** The Parties have entered into this Agreement upon the legal advice of their attorneys, who are the attorneys of their choice. The terms of this Agreement have been completely read and explained by such attorneys, and such terms are fully understood and voluntarily accepted by each of the Parties.

3.2 **Entire Agreement:** This Agreement is the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous oral and written agreements and discussions. This Agreement may be amended only by an agreement in writing signed by all Parties.

3.3 **Severability:** Each provision of this Agreement is separate, distinct, and severable from the others. If any provision is held unenforceable, the rest of the Agreement shall be enforced to the greatest extent possible.

3.4 **Successors and Assigns:** This Agreement is binding upon and shall inure to the benefit of the Parties hereto and their agents, employees, representatives, administrators, attorneys, insurers, lenders, shareholders, owners, officers, directors, divisions, affiliates, partnerships, partners, joint venturers, parents, subsidiaries, and related corporations, assigns, heirs, and successors in interest, and each of them.

3.5 **No Presumption Against Drafting Party:** All Parties have cooperated in the drafting and preparation of this Agreement. Consequently, the interpretation of this Agreement shall not be construed against any Party.

3.6 **Verification of Compliance:** Any Party may request in writing that the other Parties provide verification of compliance with the terms of this Agreement, including attached Exhibits. The other Parties shall provide the requesting party with such verification within ninety (90) days of receipt of the request. Such verification shall be in writing and shall include a signed statement from a representative of the Parties, or their respective successors, as the case may be, that the Parties have fully complied with their obligations in this Agreement.

3.7 **Enforcement of Agreement:** At least 30 days prior to filing any motion to enforce this Agreement, the Party contemplating the motion must bring its claimed breach to the attention of the other Party, in writing, and make a good faith effort to resolve the dispute informally within 30 days thereafter. The parties agree that they will meet and confer (either telephonically or in-person) at the earliest possible time in a good-faith effort to resolve the claim before seeking relief from the Court. If the parties are unable to resolve the claim themselves, either party may seek relief from the Court.

3.8 **Choice of Forum and Applicable Law:** This Agreement is intended to be construed pursuant to the laws of the State of California, and each of the undersigned Parties agrees that the only proper venue for any action arising out of the breach of this Agreement or other document delivered pursuant to any provision hereof, shall be the Superior Court of California for the County of Riverside.


3.9 **Ability to Perform:** Each Party represents and warrants to each other Party that it has the ability to carry out the obligations assumed and promised hereunder, and is not presently aware of any pending event which would, or could, hamper, hinder, delay, or prevent its timely performance of said obligations.

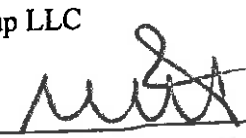
3.10 **Further Acts and Amendments:** Each Party to this Agreement agrees to perform all further acts and execute all further documents necessary to carry out the intent and purposes of this Agreement.

3.11 **Section Headings:** The captions, subject, section and paragraph headings in this Agreement are included for convenience and reference only. They do not form a part hereof, and do not in any way modify, interpret, or reflect the intent of the Parties. Said headings shall not be used to construe or interpret any provision of this Agreement.

3.12 **Counterparts:** This Agreement may be executed in any number of counterparts, each of which shall be deemed one and the same instrument.

3.13 **Effective Date:** The effective date of this Agreement is the last date upon which it is executed by all Parties.

Dated: 9/13/12 Amstar/Kaliber LLC
By: 
Its: Authorized Representative

Dated: 9/13/12 Amstar Group LLC
By: 
Its: President

Dated: _____ Reed Property Group, Inc.
By: _____
Its: _____

Dated: _____ Kaliber Alessandro Manager, LLC
By: _____
Its: _____

Dated: _____ Kaliber Co-Investments, LLC
By: _____
Its: _____

Dated: _____

Reed Holdings, LLC

By: _____

Its: _____

Dated: _____

Center for Biological Diversity

By: _____

Its: _____

Dated: _____

San Bernardino Valley Audubon Society

By: _____

Its: _____

Dated: _____

Friends of Riverside's Hills

By: _____

Its: _____

Approved as to form and content:

**SHEPPARD, MULLIN, RICHTER &
HAMPTON LLP**

By: _____

GEOFFREY K. WILLIS
Attorney for Amstar/Kaliber LLC, Amstar
Group LLC, and Reed Property Group, Inc.

CENTER FOR BIOLOGICAL DIVERSITY

By: _____
JONATHAN EVANS
Attorney for the Center for Biological
Diversity, San Bernardino Valley Audubon
Society, and Friends of Riverside's Hills

Exhibit B

Section 1- Plant Palette for Conservation Area (based on floral inventories on and adjacent to the Project Site)

T = Tree

PS= Perennial Shrub

P = Perennial Non-shrub

A= Annual

Cupressaceae - Cypress Family

Juniperus californica

California Juniper (PT)

Asteraceae - Sunflower Family

Artemisia californica

California Sagebrush (PS)

Artemisia dracunculoides

Tarragon (P)

Artemisia douglasiana

Mugwort (P)

Baccharis salicifolia

Mulefat (PS)

Deinandra fasciculata [= *Hemizonia fasciculata*]

Fascicled Tarplant (A)

Deinandra paniculata [= *Hemizonia paniculata*]

San Diego Tarplant (=Paniculate Tarplant) (A)

Corethrogyne filaginifolia (= *Lessingia filaginifolia*)

Common sand aster (P)

Encelia farinosa

Brittlebush (PS)

Ericameria palmeri var. *pachylepis*

Palmer's rabbitbrush (PS)

Ericameria parishii

Parish's Goldenbush (PS)

Eriophyllum confertiflorum var. *confertiflorum*

Golden-yarrow (PS)

Lasthenia gracilis

Common goldfields (A)

Boraginaceae - Borage Family

Cryptantha intermedia

Common Cryptantha (A)

Heliotropium curassavicum subsp. *oculatum*

Salt Heliotrope (P)

Pectocarya linearis

Slender Pectocarya (A)
Plagiobothrys canescens
Valley popcorn flower (A)

Cactaceae - Cactus Family

Opuntia parryi [= *Cylindropuntia californica* var. *parkeri*]
Snake Cholla (PS)

Caprifoliaceae - Honeysuckle Family

Sambucus mexicana [= *Sambucus nigra* var. *caerulea*]
Mexican Elderberry (T)

Fabaceae - Pea Family

Lotus argophyllus
Silver-leaved Lotus (P)
Lotus scoparius var. *brevialatus*
Common Deerweed (PS)
Lotus strigosus var. *strigosus*
Strigose Lotus (A)
Lupinus bicolor
Miniature lupine (A)

Hydrophyllaceae - Waterleaf Family

Phacelia cicutaria
Caterpillar Phacelia (A)
Phacelia distans
Common Phacelia (A)
Phacelia minor
California blue bells (A)
Phacelia ramosissima var. *latifolia*
Branching Phacelia (P)

Lamiaceae - Mint Family

Salvia apiana
White Sage (PS)
Salvia columbariae
Chia (A)
Salvia mellifera
Black Sage (PS)

Nyctaginaceae - Four-o'clock Family

Mirabilis californica [= *Mirabilis laevis*]
California Wishbone Bush (PS)

Plantaginaceae

Plantago erecta

California plantain (A)

Polygonaceae - Buckwheat Family

Eriogonum fasciculatum var. *foliolosum* and var. *polifolium*
California Buckwheat (=Flat-top Buckwheat) (PS)

Eriogonum gracile
Slender Woolly Buckwheat (A)

Scrophulariaceae - Figwort Family

Mimulus aurantiacus var. *puniceus* [=*M. puniceus*, *M. a. longiflorus*, *M. a.* var. *pubescens*]

Bush Monkeyflower (PS)

Scrophularia californica var. *floribunda*
California Figwort (=Coast Figwort, Bee Plant) (PS)

Poaceae - Grass Family

Distichlis spicata

Salt Grass (P)

Leymus condensatus [=*Elymus condensatus*]

Giant Wild Rye (P)

Nassella pulchra and/or *N. lepida*

Needlegrass (P)

Vulpia microstachys var. *pauciflora*

Pacific fescue (A)

Salicaceae Family

Salix lasiolepis

Arroyo willow (PS/T)

Themidaceae (formerly in Liliaceae) Family

Dichelostemma capitatum subsp. *capitatum*

Blue dicks (P)

Section 2- Restoration Experts

Restoration experts for design and/or implementation of the one-time restoration outlined in paragraph 2.2.1 of the Settlement Agreement shall be chosen from the experts listed below in section 2. The restoration expert list may be modified by written agreement between the Parties.

Margot Griswold – Earthworks
(310) 390-3635, mgriswold@newfields.com

Eric Kreig - LSA – Irvine office
(949) 553-0666

Ted St. John – AECOM
(213) 593-8000

Restoration designers shall designate an appropriate company or subcontractor for installation of the restoration program from among companies that specialize in installation and maintenance of habitat restoration projects such as the following:

Russ Nakae- Nakae & Associates
(949) 553-0666

Danny Richards, RLA #4184, VP, Operations Manager
Pacific Restoration Group, Inc.
(951) 940-6069

Section 3- Requirements for restoration contract pursuant to this Agreement

The following terms and standards shall be incorporated into the restoration contract for the Conservation Area pursuant to this Agreement. The terms and standards may be modified by written agreement between the Parties.

To gauge interim success, each vegetation type should reach at least 70% of the 5th year target for native plant cover by the end of the third year. If artificial irrigation is installed, it should be discontinued after three (3) years, and preferably sooner barring drought, to ensure a self-sustaining revegetation project. At a minimum, the restoration plan shall include interim monitoring of the planted areas to determine if they are on track toward reaching the 5th-year success criteria, and annual vegetation monitoring shall be implemented during the maximum growth phase of native herbs and woody plants each year following planting (typically by mid spring for coastal sage scrub). Monitoring shall include belt transect, line intercept, point intercept, or releve techniques within each vegetation type using methods typically approved by the California Department of Fish and Game and will include data for herb, shrub, and tree layers of vegetation. In addition, photographs from a series of fixed photo stations (photopoints) shall be taken each year. If vegetation growth does not prove to be on a successful trajectory by the middle of the third spring, a contingency plan that includes planting additional seeds of species native to the local area shall be implemented by the 4th fall season after planting. Annual reports on the vegetation monitoring shall be submitted to the Parties by August 31 of each monitoring year and shall include a discussion of the revegetation progress and any contingency plans that may be needed to ensure success. A report will be provided to the Parties five (5) years after completion of restoration detailing the current state of the revegetation efforts and non-native plant species in the Conservation Area based on the survivorship and non-native plant species composition in this paragraph. In the event that restoration efforts are not successful pursuant to the terms of this Agreement restoration activities the contractor shall continue work to ensure successful revegetation and restoration of the Conservation Area.

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

464



FROM: County Counsel

SUBMITTAL DATE:
January 29, 2013

SUBJECT: Set Aside Approvals of Plot Plan No. 22925 and Tentative Parcel Map No. 35365 (Alessandro Commerce Centre)

RECOMMENDED MOTION: That the Board of Supervisors set aside and vacate the following approvals given with respect to the above referenced project (Alessandro Commerce Centre):

1. Resolution Nos. 2009-2, 2009-342 and 2010-107 certifying Environmental Impact Report No. 510, making specific findings and statement of overriding considerations and adopting the mitigation and monitoring report for the Alessandro Commerce Centre; and
2. Approval of Plot Plan No. 22925 and Tentative Parcel Map No. 35365

BACKGROUND: On January 31, 2012, judgment was entered against the County in *Center for Biological Diversity et al. v. County of Riverside et al.* (RIC 10009105). The judgment was in favor of the Petitioners for the First Cause of Action, but denied the Second, Third and Fourth Causes of Action. The judgment directs the Board of Supervisors to take the above action. The County and Board have decided not to appeal this judgment.

Michelle Clack, Deputy County Counsel
for Pamela J. Walls, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

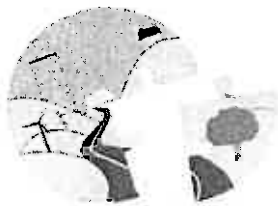
C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature BY: Denise C. Harden

Policy Policy

Consent Consent

Department Recommendation.:
Per Executive Office:



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Distribution Center

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 25422 DATE SUBMITTED: 8/22/13

APPLICATION INFORMATION

Applicant's Name: Tom Simmons / BlackRidge E-Mail: tsimmons@blackridge-reg.com

Mailing Address: 4590 MacArthur Blvd Ste 240
 Newport Beach CA 92660
City Street State ZIP

Daytime Phone No: (949) 553-1050 Fax No: (949) 379-2950

Engineer/Representative's Name: Warren Williams / DRC E-Mail: warren@drc-eng.com

Mailing Address: 160 South Old Springs Road Suite 210
 Anaheim Hills CA 92808
City Street State ZIP

Daytime Phone No: (714) 685-6860 Fax No: (714) 685-6801

Property Owner's Name: Brian Cornell / Amstar E-Mail: brian.cornell@amstar.com

Mailing Address: 1050 17th Street 23rd Floor
 Denver CO 80265
City Street State ZIP

Daytime Phone No: (303) 534-6322 Fax No: ()

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

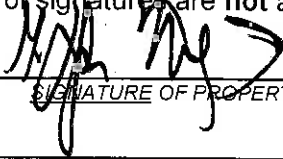
TOM SIMMONS
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Amstar/Kaliber, LLC
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)
G DOUGLAS WILEY III, MANAHOVEMBER
PRINTED NAME OF PROPERTY OWNER(S)
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 297-080-007-3; 297-080-008-4; 297-080-009-5; 297-080-010-5
Section: 16 Township: 35 Range: 45

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 54.4

General location (nearby or cross streets): North of CACTUS, South of ALESSANDRO, East of REM, West of BROWN (PROPOSED).

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

AN INDUSTRIAL DISTRIBUTION CENTER TOTALING APPROXIMATELY 918,150 SF
COMPRISING 3 SEPARATE BUILDINGS ON AN APPROXIMATELY 54.4 ACRE SITE
COMMONLY REFERRED TO AS THE ALESSANDRO COMMERCE CENTER

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). PARCEL MAP 35365 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) PLOT PLAN 22925 E.I.R. No. (if applicable): EIR NO. 510

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 372,400 CY

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 372,400 cy

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 918,150 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

Gibson Riverside Properties LLC.
2410 Yates Avenue, Commerce, CA. 90040-1918
Tel: (323) 832-8900 Fax: (323) 832-0900

February 2, 2016

Riverside County Planning Department
Attn: Matt Straite
P.O. Box 1409,
Riverside, CA 92502

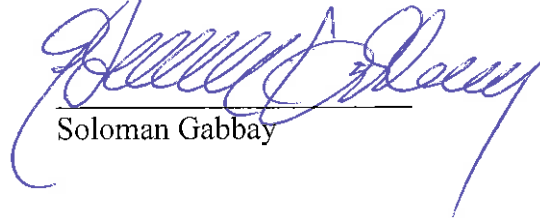
Regarding: Plot Plan No. 25422

My name is Soloman Gabbay, principal of Gibson Riverside Properties, LLC; land owner of the Alessandro land located to the North directly across from the subject site. I'm in receipt of the Public Hearing Notice and have reviewed the site plan. Please accept this letter as my acknowledgment of support and recommendation that the County approve the proposed development.

If you have any questions, please feel free to contact me at 323.832.8900.

Thank you

Sincerely,



Soloman Gabbay

Darrell Butler
1450 Iowa Avenue, Suite 220
Riverside, CA 92507

February 1 ,2016

To Whom It May Concern:

Regarding: Plot Plan No. 25422

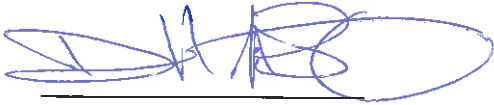
I am Darrell A. Butler, owner of the property located at 7350 San Gorgonio Drive, Riverside CA.

I have reviewed the site plan related to Plot Plan No. 25422 and I support the project and recommend County approve the proposed development.

if you have any questions, please feel free to contact me at 949.632.9892.

Thank you

Sincerely,



Darrell A. Butler

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

PLOT PLAN NO. 25422, ENVIRONMENTAL IMPACT REPORT NO. 537 – Intent to Certify an Environmental Impact Report – Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** The Plot Plan proposes an industrial development comprised of 3 buildings totaling 918,150 sq. ft.. The Revised Draft EIR studies the impacts of the project.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **February 17, 2016**
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 537, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/14/2015,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 25422 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

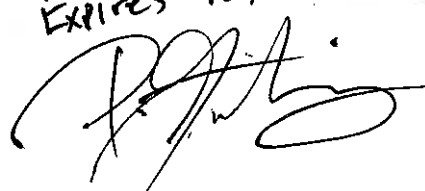
NAME: Vinnie Nguyen

TITLE GIS Analyst

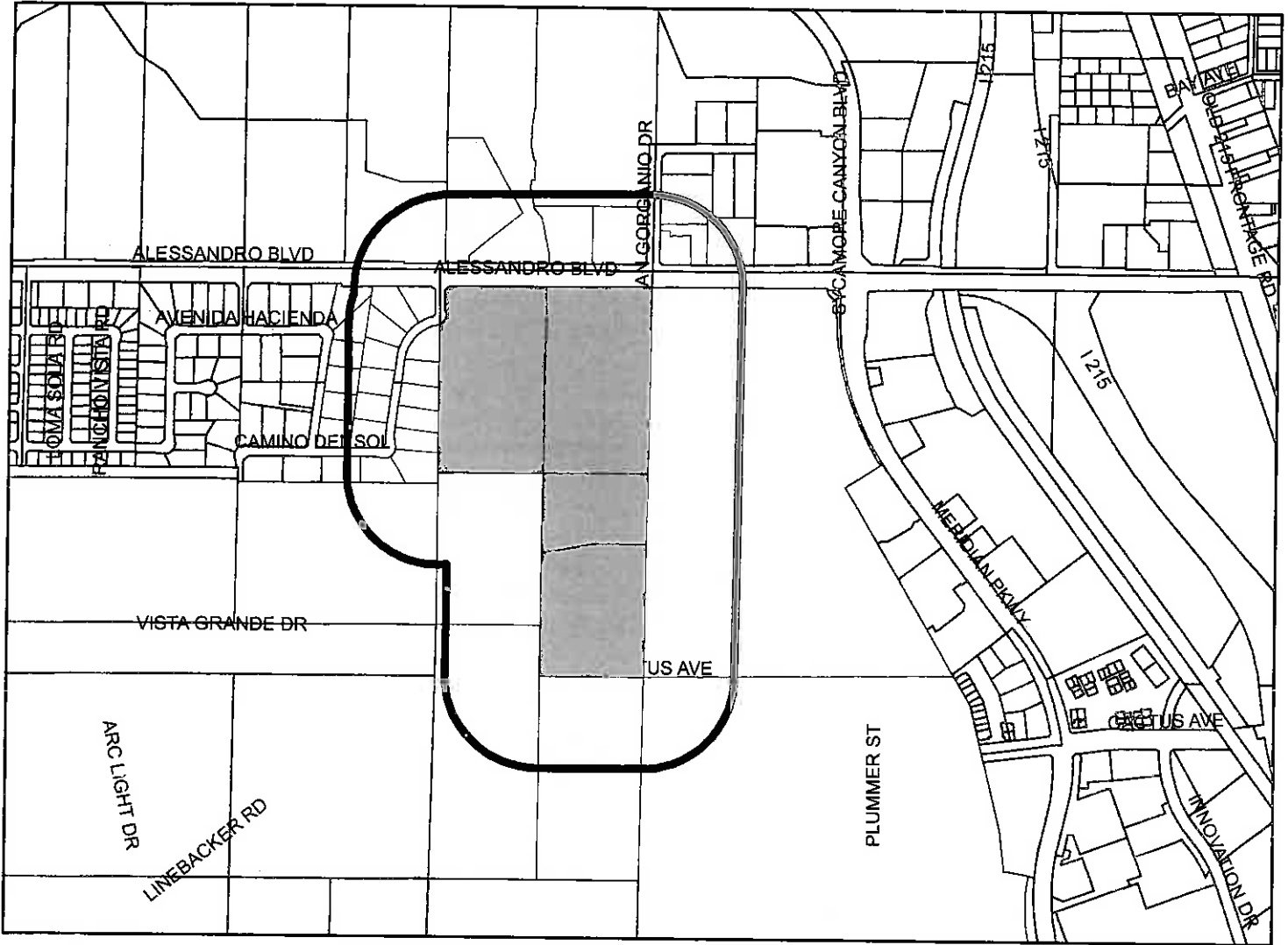
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Expires 10/14/15


PP25422 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 297-061-005 | 297-080-007 | 297-080-008 | 297-080-009 | 297-080-010 | 297-061-012 | 297-061-010 | 263-250-069 | 263-060-042 | 263-060-043 |
| 263-060-039 | 263-060-040 | 263-060-041 | 297-073-006 | 263-250-072 | 297-073-005 | 263-060-032 | 297-073-001 | 297-073-004 | 297-072-001 |
| 297-072-004 | 297-072-002 | 297-080-004 | 297-080-005 | 297-090-003 | 297-090-004 | 297-100-026 | 297-110-011 | 297-061-007 | 297-061-011 |
| 297-063-001 | 297-061-009 | 297-072-005 | 263-250-071 | 297-073-003 | 297-073-002 | 263-250-015 | 297-061-006 | 297-063-002 | 297-061-008 |
| 297-072-003 | | | | | | | | | |



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 263060032, APN: 263060032
GIBSON RIVERSIDE PROP
2410 YATES AVE
COMMERCE CA 90040

ASMT: 297061005, APN: 297061005
SOCRATES URENA, ETAL
20620 AVENIDA HACIENDA
RIVERSIDE, CA. 92508

ASMT: 263060041, APN: 263060041
CORAC ALESSANDRO
C/O GARY EDWARDS
500 NEWPORT CENTER DR 630
NEWPORT BEACH CA 92660

ASMT: 297061006, APN: 297061006
LUPE GONZALES, ETAL
14050 AVENIDA LUNA
RIVERSIDE, CA. 92508

ASMT: 263060043, APN: 263060043
CITY OF RIVERSIDE
C/O CITY CLERKS OFFICE
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 297061007, APN: 297061007
MARILYN SUTTON
14080 AVENIDA LUNA
RIVERSIDE, CA. 92508

ASMT: 263250015, APN: 263250015
RIVERSIDE COUNTY BOARD OF EDUCATION
C/O RIVERSIDE CTY OFFICE OF EDUCATION
P O BOX 868
RIVERSIDE CA 92502

ASMT: 297061008, APN: 297061008
ROY BORQUEZ, ETAL
14110 AVENIDA LUNA
RIVERSIDE, CA. 92508

ASMT: 263250069, APN: 263250069
RU SINGLETARY, ETAL
3570 ARLINGTON AVE NO B
RIVERSIDE CA 92506

ASMT: 297061009, APN: 297061009
LOGOMALIEMAT HUDSON, ETAL
14075 CAMINO DEL ORO
RIVERSIDE, CA. 92508

ASMT: 263250071, APN: 263250071
HAVADJIA HOLDINGS INC, ETAL
C/O TONY R PADILLA
6095 OROZCO DR
RIVERSIDE CA 92505

ASMT: 297061010, APN: 297061010
CAMINO DEL ORO TRUST, ETAL
C/O TAX SERVICE
19510 VAN BUREN NO F3 162
RIVERSIDE CA 92508

ASMT: 263250072, APN: 263250072
KHOSRO KHALOGHLI, ETAL
1450 IOWA AVE STE 220
RIVERSIDE CA 92507

ASMT: 297061011, APN: 297061011
DIANNA KOWALLIS, ETAL
14035 CAMINO DEL ORO
RIVERSIDE, CA. 92508



ASMT: 297061012, APN: 297061012
ANDREW SILVA
14015 CAMINO DEL ORO
RIVERSIDE, CA. 92508

ASMT: 297063001, APN: 297063001
CHARLENE EDMOND, ETAL
535 STARLIGHT LN
ARROYO GRANDE CA 93420

ASMT: 297063002, APN: 297063002
KIMBERLY ADKINS, ETAL
14080 CAMINO DEL ORO
RIVERSIDE, CA. 92508

ASMT: 297072001, APN: 297072001
MICHAEL VINSON, ETAL
P O BOX 51015
RIVERSIDE CA 92517

ASMT: 297072002, APN: 297072002
OPHELIA ALVARADO, ETAL
20630 CAMINO DEL SOL
RIVERSIDE, CA. 92508

ASMT: 297072003, APN: 297072003
BECKY PAULSON, ETAL
14205 CAMINO DEL ORO
RIVERSIDE, CA. 92508

ASMT: 297072004, APN: 297072004
KIM CHAU, ETAL
14135 CAMINO DEL ORO
RIVERSIDE, CA. 92508

ASMT: 297072005, APN: 297072005
CHRISTINE ODELL, ETAL
14105 CAMINO DEL ORO
RIVERSIDE, CA. 92508

ASMT: 297073001, APN: 297073001
HERM ESPIRITU
46259 JON WILLIAM WAY
TEMECULA CA 92592

ASMT: 297073002, APN: 297073002
RELPHA MELOCOTON
14140 CAMINO DEL ORO
RIVERSIDE, CA. 92508

ASMT: 297073003, APN: 297073003
PATRICIA LAURMAN
14212 CAMINO DEL ORO
RIVERSIDE, CA. 92508

ASMT: 297073004, APN: 297073004
LORI THOMSON, ETAL
20735 CAMINO DEL SOL
RIVERSIDE, CA. 92508

ASMT: 297073005, APN: 297073005
JANICE OIEN, ETAL
20685 CAMINO DEL SOL
RIVERSIDE, CA. 92508

ASMT: 297073006, APN: 297073006
DANIEL BARRIOS
20635 CAMINO DEL SOL
RIVERSIDE, CA. 92508



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Rosemead, CA 91770

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Grace Williams
March Joint Powers Authority
23555 Meyer Dr.
March Air Reserve Base, CA 92518

ATTN: Jan Zuppardo
Planning Commission, Riverside
County
c/o Mary Stark
Mail Stop 1070

Riverside City Hall
3900 Main St.
Riverside, CA 92522

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
2177 Saik Ave Suite 250
Carlsbad, CA 92008-7385

ATTN: Jillian Baker, Ph. D
South Coast Air Quality Mngmt. Dist.,
Program Supervisor - CEQA IGR
21865 E. Copley Dr.
Diamond Bar, Ca 91765

Santa Ana Regional Water Quality
Control Board
3737 Main Street, Suite 500
Riverside, CA 92501-3348

CDFW Inland Deserts Region
3602 Inland Empire Blvd, Suite C-220,
Ontario, CA 91764

Amstar Kaliber
C/O Karyn K. Reed
305 N. Harbor Blvd. Ste. 215
Fullerton, Ca 92832

Tom Simmons/Blackridge
4590 Macarthur Blvd. Ste. 240
Newport Beach, Ca 92660

Warren Williams DRC.
160 S. Old Springs Rd. Ste. 210
Anaheim Hills, Ca 92808

Amstar Kaliber
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305 N. Harbor Blvd. Ste. 215
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Tom Simmons/Blackridge
4590 Macarthur Blvd. Ste. 240
Newport Beach, Ca 92660

Warren Williams DRC.
160 S. Old Springs Rd. Ste. 210
Anaheim Hills, Ca 92808

~~Supervisor Kevin Jeffries
1st Supervisorial District, County Administrative
Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501~~

~~Marc Brewer
Regional Parks & Open Space District, Riverside County
4600 Crestmore Rd., Mail Stop 2970
Riverside, CA 92509-6858~~

~~Guillermo "Bill" Sanchez, Planning Commissioner
c/o Sophia Nolasco, Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501~~

~~So. California Association of Governments
Eric H. Roth, Manager, Intergovernmental Review
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435~~

~~Stanley Sniff, Sheriff
Riverside County Sheriff's Department
4095 Lemon Street
Riverside, CA 92501~~

~~Caltrans District #8
Office of Forecasting/IGR/CEQA Review
464 W. Fourth Street, 6th Floor MS 726
San Bernardino, CA 92401-1400~~

~~Supervisor Marion Ashley
5th Supervisorial District, County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501~~

~~Supervisor John Benoit
4th Supervisorial District, County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501~~

~~Warren D. Williams, Chief Engineer
Riverside County Flood Control District
1995 Market Street
Riverside, CA 92501~~

~~Sam Gonzalez
Riverside County Building & Safety Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501~~

~~Office of Planning & Research
California State Clearinghouse
1400 Tenth Street, Suite 212
Sacramento, CA 95814~~

~~Riverside County Clerk
Attention: CEQA Document Filing
2724 Gateway Drive Riverside, CA 92507~~

~~Ruthanne Taylor Berger, Planning Commissioner
c/o Sophia Nolasco, Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501~~

~~Aaron Hake, Planning Commissioner
c/o Sophia Nolasco, Planning Commission Secretary
4080 Lemon Street, 9th Floor
Riverside, CA 92501~~



Juan Perez, Deputy Director
County of Riverside Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Riverside-Corona Resource Conservation District
4500 Glenwood Dr., Building A
Riverside, CA 92501

Southern California Agency, Bureau of Indian Affairs
1451 Research Park Drive, Suite 100
Riverside, CA 92507-2154

California Department of Fish and Wildlife
Inland Desert/Eastern Sierra Region
Attn: Leslie MacNair
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

San Bernardino County Transportation Dept.
825 East Third Street
San Bernardino, CA 92415-1000

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
W. Sacramento, CA 95651

Eastern Information Center
Department of Anthropology
University of California
Riverside, CA 92521-0418

San Bernardino County Museum: Development Monitoring
Commission
2024 Orange Tree Lane
Redlands, CA 92374-2850

Regional Water Quality Control Board #8
CEQA Review Santa Ana Basin Region
3737 Main Street, Suite 500
Riverside, CA 92501-3348

Laura Y. Miranda, Deputy General Counsel
Pechanga Tribal Government
12705 Pechanga Road
Temecula, CA 92592

Sierra Club, San Gorgonio Chapter
4079 Mission Inn Avenue
Riverside, CA 92501

Center for Community Action & Environmental Justice
P.O. Box 33124
Riverside, CA 92519

U.S. Fish and Wildlife Service
Attn: CEQA Reviewer
6010 Hidden Valley Road
Carlsbad, CA 92011

California Department of Food and Agriculture
1220 N Street
Sacramento, CA 95814



Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581

California Air Resources Board
1001 I Street
P. O. Box 2815
Sacramento, CA 95812

Centralized Correspondence
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Riverside County Airport Land Use Comm.
Attn: John Guerin
Riverside County Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92501

California Native Plant Society Riverside/San Bernardino
Chapter
Attn: Ms. Katie Barrows
53298 Avenida Montezuma
La Quinta, CA 92253

CA. Department of Transportation
Division of Aeronautics
1120 N. Street, Room 3300
Sacramento, CA 95814

Federal Highway Administration
U.S. Department of Transportation
650 Capitol Mall, Suite 4100
Sacramento, CA 95814

Anne Mayer, Executive Director
Riverside County Transportation Commission
4080 Lemon Street, 3rd Floor
P.O. Box 12008
Riverside, CA 92502-2208

San Bernardino Associated Governments
Attn: Deborah Robinson Barmack
1170 W. 3rd Street, 2nd Floor
San Bernardino, CA 92410-1715

ATTN: Robert Martin
Morongo Band of Mission Indians
11581 Potrero Rd.
Banning, CA 92220-6946

Riverside County Farm Bureau, Inc.
21160 Box Springs Rd., Suite 102
Moreno Valley, CA 92557

Southern California Edison
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

Dan Silver, Executive Director
Endangered Habitats League
8424-A Santa Monica Blvd., Suite 592
Los Angeles, CA 90069-4267

County of Orange Env. Planning Service Division
Attn: Tim Neely, Manager
P.O. Box 4048
Santa Ana, CA 92702-4048

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Attn: Ken Chiang
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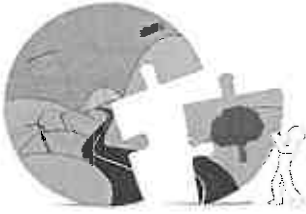
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Plot Plan No. 25422
Project Title/Case Numbers

Matt Straite
County Contact Person

(951) 955-8631
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Tom Simmons/ Blackridge
Project Applicant

4590 Macarthur Boulevard, Suite 240, Newport Beach, Ca 92660
Address

Southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street
Project Location

The Plot Plan proposes to develop two industrial buildings totaling 814,630 square feet. Building 1 is intended as a logistics warehouse and will occupy 598,190 square feet and Building 3 will be designated for general or multi-tenant warehousing and will occupy 216,440 square feet. The project will also include 581 parking spaces and two detention basins. The EIR studies the environmental impacts of the proposed project.

This project was previously approved as Plot Plan 22925. A subsequent law suit and settlement agreement required the approvals to be vacated and reprocessed with the inclusion of a biological corridor. The project has changed the layout and the number of structures. Impacts are generally reduced by the new design. An Environmental Impact Report (EIR) was previously done for the site, EIR510, which was also vacated. A new revised focused EIR has been drafted building on the previous EIR510.

Project Description

This is to advise that the Riverside County Planning Commission, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG .

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Revised Focused Draft Environmental Impact Report
Alessandro Commerce Centre
County of Riverside, California
State Clearinghouse #2008061136

Original EIR Prepared by:

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Revised EIR Prepared by:

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Original January 15, 2009
1st Admin Draft December 4, 2013
2nd Admin Draft October 13, 2014
3rd Admin Draft March 16, 2015
4th Admin Draft July 10, 2015

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SECTION 1: EXECUTIVE SUMMARY

1.1 Purpose

In April 2010, the County of Riverside (County) certified Environmental Impact Report 510 (Original EIR)¹ for the development of the Alessandro Commerce Centre project and approved Tentative Parcel Map No. 35365 and Plot Plan No. 22925 (Original Project). The Original Project included dividing the 54-acre project site into six industrial/commercial parcels for the development of eight buildings with 258,100 square feet of office uses, 42,300 square feet of light industrial/multi-tenant uses, 409,400 square feet of industrial warehouse/distribution, and 10,000 square feet of retail uses.

The Original EIR was subsequently successfully challenged by the Center for Biological Diversity (*Center for Biological Diversity v. County of Riverside*). The court directed the County, as the Lead Agency, to vacate the Original EIR certification, and include data and analyses that requires revisions and recirculation of selected portions of the Original EIR. A settlement agreement was entered into to settle this lawsuit.

Subsequent to the court decision, a Revised Project was submitted to the County to be incorporated into a Revised Focused Draft Environmental Impact Report (Revised Focused DEIR) that would address both the direction from the court on the Original EIR and impacts of the new Revised Project. The Revised Project consists of 814,630 square feet of industrial warehouse uses in two separate industrial warehouse buildings.

This Revised Focused DEIR for the Revised Project accomplishes the following: (1) incorporates changes made to the Original Project to respond to market demand; (2) addresses the court's direction in its Statement of Decision; and (3) satisfies certain terms of the Settlement Agreement. This Revised Focused DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Alessandro Commerce Centre Project (ACC). This document conforms with CEQA (California Public Resources Code, Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.).

As requested by the March Joint Powers Authority (MJPA), this Revised Focused DEIR also analyzes project impacts for the extension of Brown Street on property owned by the MJPA. The County will hold a Director's Hearing to consider approval of the proposed plot plan. The Original Draft EIR analysis remains valid for the Revised Project where the impacts of the Revised Project are the same as, or are less than those evaluated under the Original Project. The Original EIR is made a part of this Revised Focused DEIR and is attached as Appendix H and both the Original and the Revised Focused DEIR collectively evaluate all of the potentially significant physical environmental impacts for the Revised Project.

¹ DEIR for the Alessandro Commerce Centre (State Clearinghouse No. 2008061136).

The purpose of this Revised Focused DEIR is to disclose information to the public and decision makers about the potential environment effects of the Revised Project. This Revised Focused DEIR does not recommend either approval or denial of the Revised Project; rather, it is intended to provide a source of independent and impartial analysis of the foreseeable environmental impacts of the proposed course of action. This Revised Focused DEIR describes the Revised Project, analyzes its environmental effects, and discusses mitigation measures or alternatives that would avoid, reduce, or minimize environmental impacts. The Riverside County Planning Director will consider the information presented in this document in making an independent informed decision regarding the approval, conditions of approval, or denial of the Revised Project and certification of this Revised Focused DEIR.

The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. Although the square footage of the Revised Project is greater than the Original Project, all environmental impacts remain the same or are less than what was determined in the Original EIR mainly due to the much lower traffic generated by warehousing compared to the mixed industrial and commercial uses of the Original Project. For example, the Revised Project would have generated 8,953 average daily trips compared to 1,797 trips from the Revised Project (-79.9 percent). This substantial decrease in project traffic also results in substantial reductions in projected air pollution and noise impacts as well. In addition, the Revised Project has a conservation easement along the western portion of the site to reduce biological impacts and provide a spatial buffer for existing residents to the west. The Revised Project would therefore result in no new environmental impacts, and only a few new or modified mitigation measures are recommended to meet current regulatory requirements (e.g., air quality), which even further reduce the potential environmental impacts below the Original Project.

In summary, the purpose of this Revised Focused DEIR is to (1) revise the biological analysis in the Original EIR to include the existence of the Private Conservation Area in the environmental setting as instructed by the court in its Statement of Decision and as set forth in the settlement agreement between the Center for Biological Diversity, the Applicant, and the County; (2) update the text of the Original EIR to reflect the proposed Revised Project; (3) analyze any new environmental impacts not disclosed in the Original EIR that would result from the inclusion of the Private Conservation Area in the environmental setting and the changes to the Original Project; and (4) include a complete analysis of the environmental impacts associated with the completion of Brown Street and the off-site stormwater improvements on MJPA Property.

1.2 Project Summary

1.2.1 - Project Location

The Project Site is located in Western Riverside County, immediately south of Alessandro Boulevard, north of March Air Reserve Base (March ARB) and a half mile west of Interstate 215.

1.2.2 - Project Description

Original Project. The Original Project proposed industrial and commercial development containing eight buildings, associated parking, and three detention basins. The Project included Tentative Parcel Map No. 35365, which is a Schedule E subdivision of 54.4 gross (51.21 net) acres into (6) industrial/commercial parcels. Additionally, Plot Plan No. 22925 proposed (8) buildings of approximately 258,100 square feet of office, 42,300 square feet of light industrial/multi-tenant, 409,400 square feet of industrial warehouse/distribution, 10,000 square feet of retail on a 54.4 gross (51.21 net) acre site with a total building area of 720,000 square feet (floor area ratio of 0.30) and includes 1,784 parking spaces and 974,727 square feet of landscaping area (40 percent).

Revised Project. The Revised Project involves a Lot Line Adjustment to rearrange the existing lots of the 54-acre site based on Plot Plan 25422 with a conservation easement located on one lot and two separate industrial warehouse buildings proposed on two of the remaining three lots for a total of up to 814,630 square feet of industrial warehouse uses. It should be noted that Lot 2 will be used for trailer parking and/or storage, as outlined in the associated plot plan, and will be screened from view by a combination of fencing and landscaping as is required by the County's Development Standards. The Revised Project will have no business park or commercial uses as were proposed under the Original Project. The Revised Project includes a minimum 200-foot wide open space/conservation easement as agreed to in the lawsuit settlement (see Appendix G in this document). As with the Original Project, the Revised Project will construct Brown Street to its full width along the east boundary of the site. The new proposed warehouse buildings would be consistent with the County's "Light Industrial" land use and "Industrial Park" (IP) zoning requirements.

1.3 CEQA Process

A Notice of Preparation (NOP) for the Original Project was issued on June 26, 2008. The NOP described the development concept for the Project and the range of issues to be addressed in the EIR. The NOP was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period. The NOP identified the need to evaluate the following environmental issues:

Air Quality;	Hydrology and Water Quality
Biological Resources;	Land Use
Cultural Resources;	Noise; and
Geology, Soils, and Seismicity;	Transportation.

1.3.1 - Significant Impacts

Sections 1.3.1 and 5 of the Original EIR identified the following issues where the Original Project would result in impacts that could not be fully reduced to a less than significant level, even after implementation of all feasible mitigation measures:

- Construction, operational, and cumulative air pollutant emissions;

- Inconsistency with the Air Quality Management Plan;
- Exceed PM₁₀ and PM_{2.5} localized significance thresholds;
- Expose sensitive receptors to substantial pollutant concentrations²;
- Cumulative traffic;
- Cumulative water supply; and
- Project contributions to greenhouse gas emissions (e.g., global climate change).

Because these impacts are significant and unavoidable consequences of the Project, the Riverside County Board of Supervisors adopted a Statement of Overriding Considerations determining that the Project's economic, social, and technological benefits outweigh its significant environmental effects.

The Revised Focused DEIR has determined that almost all the same environmental impacts are also significant for the current Revised Project, except for cumulative traffic impacts and cumulative greenhouse gas emissions. The Revised Project will generate considerably less traffic onto local streets and regional freeways compared to the Proposed Project, so the Revised Focused EIR determined the Revised Project will not have cumulative traffic impacts. In addition, with respect to impacts related to greenhouse gasses, the cumulative impacts were considered to be speculative at the time that the Original EIR was prepared. With the advance of time and available new data the cumulative impacts can now be quantified. Thus the Revised Focused DEIR includes a conclusion that impacts related to greenhouse gasses are cumulatively considerable. This conclusion is technically not a new impact, but to be conservative the impact is considered to be a significant cumulative contribution. A Statement of Overriding Considerations is required to be adopted by the County Planning Director in connection with the approval of the Revised Project.

1.3.2 - Alternatives to the Proposed Project

Below is a summary of the alternatives to the Original Project considered in Section 7, Alternatives of the Original Draft EIR.

- **No Project – No Development Alternative:** The Project site would remain in its existing condition and the Project would not be developed.
- **Reduced Density Alternative:** Development of the same type of project but reducing the building area.
- **Commercial Office Use Alternative:** Development of commercial office buildings and office park.

The Revised Focused DEIR does not examine any additional or modified alternatives to the Revised Project, and thus, no changes to the Section 7 Alternatives analysis have been made by this Revised Focused DEIR. The Revised Focused DEIR addresses the changes to the Original EIR based upon the agreed settlement and changes incorporated in the Revised Project. It was determined that the entire Revised Focused DEIR be recirculated along with the

² Project would exceed SCAQMD Local Significance Thresholds (LSTs) due to dust emissions.

Original EIR to illustrate the entire changes and lack of new significant impacts based upon the project revisions. Therefore, comments should focus on the Revised Focused DEIR pursuant to State CEQA Guidelines section 15088.5 (f)(2). Any responses to comments only need to focus on the actual changes to the Original Project under CEQA principles of recirculation.

1.4 Executive Summary Matrix

Table 1-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the Original Project and the Revised Project. The table is intended to provide an overview; narrative discussion for the issue areas is included in the corresponding section of this Revised Focused DEIR. Table 1-1 is included in the Revised Focused DEIR as required by State CEQA Guidelines Section 15123(b)(1). The significant impacts identified for the Original Project in the Original EIR are the same as those of the Revised Project and as outlined below. It should be noted that any changes to the original mitigation text are shown in underline (additions) and strikeout (deletions).

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Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
Section 4.1 - Aesthetics, Light, And Glare		
Original Project proposed 8 mixed-use commercial and industrial buildings with max. height of 34 feet and night lighting. Revised Project proposes 2 warehouse buildings with +13% more building area, max. height of 45 feet and night lighting.		
AES-1: Substantial adverse effect on a scenic vista.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (Same as Original EIR)
AES-2: Substantially damage scenic resources within a State scenic highway.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
AES-4: Create new sources of substantial light or glare that may adversely affect day or nighttime views.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.2 -Agriculture		
Original and Revised Projects would convert site from vacant land to urban development. Site does not contain prime farmland or prime agricultural soils and has not supported agricultural activities in the past.		
AG-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
AG-2: Conflict with existing zoning for agricultural use or a Williamson Act contract.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
AG-3: Involve other changes in the existing environment which could result in conversion of Farmland to non-agricultural use.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.3 - Air Quality		
Construction of the Original Project would result in significant VOC emissions (using URBEMIS), while construction of the Revised Project will not result in significant short-term emissions (using CalEEMod). Operation of the Original Project would result in significant NOx, ROG, CO, and PM ₁₀ emissions even with mitigation. Operation of Revised Project would result in significant NOx emissions even with mitigation, but would not result in significant impacts for ROG, CO, or PM ₁₀ . The Revised Project will not exceed the SCAQMD Local Significance Thresholds (LSTs) for construction or operation although the Original Project did exceed them (i.e., Revised Project has a +200-foot setback with the new private conservation easement). Both the Original and Revised Projects have significant cumulative air quality impacts by having at least one criteria pollutant exceed SCAQMD daily thresholds.		
AQ-1: Conflict with or obstruct implementation of the applicable air quality plan.	Potentially Significant Impact ³ AQ-1a All diesel-powered construction equipment in use in excess of 50 horsepower shall require emission	Significant Unavoidable Impact After Mitigation (same as Original EIR)

³ MM AQ-1m and AQ-1n were modified slightly from original wording to be consistent with current SCAQMD requirements.

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>control equipment with a minimum of Tier II diesel particulate filter emission controls resulting in a minimum of 50 percent particulate matter control.</p> <p>AQ-1b Construction equipment will be properly maintained at an offsite location; maintenance shall include proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.</p> <p>AQ-1c As a matter of law, all construction equipment, whether or not it is used for this Project, is required to meet State of California emissions requirements, which are administered by the California Air Resources Board. Specifically, all off-road diesel-fueled vehicles will comply with Sections 2449, 2449.1, 2449.2 and 2449.3 in Title 13, Article 4.8, Chapter 9, California Code of Regulations. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use or to limit equipment idling to less than 3 minutes.</p> <p>AQ-1d Prior to Project construction, the Project proponent will provide a traffic control plan that will require:</p> <ul style="list-style-type: none"> • Construction parking to be configured such that traffic interference is minimized; • Dedicated turn lanes for movement of construction trucks and equipment on and offsite; • Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable; • Reroute construction trucks away from congested streets or sensitive receptor areas; and • Improve traffic flow by temporary signal 	

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p style="text-align: center;">synchronization if possible.</p> <p>AQ-1e The developer shall use low Volatile Organic Compound-content paints and require painting to be applied using either high volume low-pressure spray equipment or by hand application.</p> <p>AQ-1f Grading activities shall be limited to no more than 5 acres per day of disturbed area.</p> <p>AQ-1g Prior to the issuance of a grading permit, the developer will provide documentation to the County indicating that workers will carpool to the greatest extent practical. Workers will be informed in writing and a letter placed on file at the County documenting the extent of carpooling anticipated.</p> <p>AQ-1h To encourage alternate forms of transportation, which reduces vehicle trips, the following shall be implemented:</p> <ul style="list-style-type: none"> • Public transit information shall be provided to building occupants and customers. • Preferential parking for carpoolers and vanpools shall be designated on the site plan. • Building owners shall conduct surveys of the employees once per year to determine if a shuttle to/from public transit or main residential areas would be feasible. <p>AQ-1i As described in the Leadership in Energy and Environmental Design (LEED) for New Construction, Version 2.2 Rating System, the Project shall comply with the following activities and as consistent with County requirements. Documentation of compliance with this measure shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of the following features shall be confirmed by the County Building Official prior to</p>	

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>certificate of occupancy.</p> <p>i) SS Credit 7.2 - Use roofing materials having a Solar Reflectivity Index (SRI) equal to or greater than 78 for a minimum of 75 percent of the roof surface.</p> <p>AQ-1j Documentation of compliance with the following measures shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of features shall be confirmed by the County Building Official prior to certificate of occupancy.</p> <p>i) The Project shall install solar water heating for the office portions of warehouse buildings to the extent practical, as determined by the County.</p> <p>ii) The Project shall recycle construction debris to the extent practical, consistent with County requirements/programs.</p> <p>ii) The Project shall provide material recycling including, but not limited to, mixed paper and cardboard, consistent with County programs/requirements.</p> <p>iii) The Project shall allow natural lighting to the extent practical to help reduce or minimize the use of internal electrical illumination.</p> <p>AQ-1k Project proponent shall designate a person(s) to act as a community liaison concerning issues related to large particulate matter (PM₁₀) fugitive dust.</p> <p>AQ-1l Street sweeping shall be accomplished as needed to remove soil transport to adjacent areas; sweeping shall require use of equipment certified under South Coast Air Quality Management District Rule 1186.1.</p>	

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>AQ-1m Prior to issuance of a grading permit, the general contractor for the project shall prepare and file a Dust Control Plan with the County that complies with South Coast Air Quality Management District Rule 403 and requires the following during excavation and construction as appropriate:</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least twice daily (locations where grading is to occur will be thoroughly watered prior to earthmoving.) • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114. • Pave construction access roads at least 100 feet onto the site from the main road. • Control traffic speeds within the property to 15 mph or less. <p>AQ-1n Prior to the issuance of a building permit for each phase, the project developer shall require by contract specifications that contractors shall utilize power poles or clean-fuel generators for electrical construction equipment. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the County.</p>	
AQ-2: Result in substantial emissions of criteria pollutants during construction and/or operation.	Potentially Significant Impact (operation only for NOx) - Refer to Mitigation Measures AQ-1a through AQ-1n.	Significant Unavoidable Impact After Mitigation (same as Original EIR)
AQ-3: Result in cumulatively considerable net increase in any criteria pollutant. .	Potentially Significant Impact (SCAQMD Local Significance Thresholds) Refer to Mitigation	Significant Unavoidable Impact After Mitigation

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	Measures AQ-1a through AQ-1n	(same as Original EIR)
AQ-4: Expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant Impact (SCAQMD Local Significance Thresholds) Refer to Mitigation Measures AQ-1a through AQ-1n.	Less than Significant Impact After Mitigation (different than Original EIR)
AQ-5: Create and/or generate objectionable odors that would affect a substantial number of people.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.4 - Biological Resources		
Site does not contain significant biological resources, but contains minimal habitat for burrowing owl, nesting birds, and least Bell's vireo (in riparian areas). Both Original and Revised Projects will remove 5 small jurisdictional areas and replace with onsite habitat or offsite habitat if onsite areas are not acceptable to the resource agencies.		
BR-1: Have a substantial adverse effect on special status wildlife species.	<p>Potentially Significant Impact.</p> <p>BR-1a Burrowing owl (<i>Athene cunicularia</i>) - Pursuant to Objective 6 of the Species Account for the burrowing owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted. A qualified biologist shall conduct the survey and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department at Riverside County. If it is determined that the Project Site is occupied by burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the burrowing owl is present, relocation outside of nesting season (February 1 through August 31) by a qualified biologist shall be required. The Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites.</p> <p>BR-1b Nesting Birds - The removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season wherever practicable. The avian nesting season</p>	Less Than Significant Impact After Mitigation (same as Original EIR)

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>extends from February 15 through August 30. If ground-disturbing activities are scheduled during the nesting season, a survey for nesting birds shall be conducted by a qualified biologist prior to any ground disturbing activities. If active nests are found within 500 feet of the planned impact area, the area of the nest shall be flagged, including an adequate buffer as determined by a qualified biologist, and the flagged area shall be avoided until a qualified biologist has determined that the nest is no longer active. This measure shall be implemented to the satisfaction of the County requirements until said nesting activity has concluded.</p>	
<p>BR-2: Have a substantial adverse effect on riparian habitat or sensitive natural communities.</p>	<p>Potentially Significant Impact. BR-2a To the greatest extent feasible, the project applicant will mitigate the riparian/riverine habitat onsite through either avoidance or onsite creation of biologically equivalent or superior habitat to ensure replacement of any lost function or value of the riparian/riverine habitat. <u>To the greatest extent feasible, the project applicant will mitigate loss of riparian/riverine habitat onsite through either avoidance or onsite creation of biologically equivalent or superior habitat to ensure replacement of any lost function or value of the riparian/riverine habitat. The applicant shall provide onsite habitat at a ratio of 1:1. If onsite mitigation is determined to be insufficient by the resource agencies,</u> the Project applicant shall mitigate <u>any residual</u> onsite impacts to riparian/riverine habitat by funding offsite restoration activities at a ratio of 3:1. The restoration will be done through the Santa Ana Watershed Association to ensure high quality habitat is preserved /restored within the same watershed as the impact area.</p>	<p>Less Than Significant Impact After Mitigation (same as Original EIR)</p>
<p>BR-3: Have a substantial adverse effect on federally protected wetlands.</p>	<p>Less Than Significant Impact. No mitigation is necessary.</p>	<p>Less Than Significant Impact (same as Original EIR)</p>

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
BR-4: Have a substantial adverse effect on wildlife movement.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
BR-5: Conflict with local policies or ordinances related to the protection of biological resources.	Potentially Significant Impact Refer to Mitigation Measure BR-2a	Less Than Significant Impact (same as Original EIR)
BR-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	Less Than Significant Impact. Payment of fees required.	Less Than Significant Impact (same as Original EIR)
Section 4.5 - Cultural Resources		
Original Project would develop entire site, Revised Project provides a 200-foot wide private conservation easement along the western boundary for SKR movement/habitat. Site contains several resource areas including CA-RIV-5457 in the proposed private conservation easement area.		
CR-1: Have the potential to damage or destroy historic resources.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
CR-2: Have the potential to damage or destroy archaeological resources.	<p>Potentially Significant Impact</p> <p>CR-2a Phase III data recovery must be completed for Feature 2 (CA-RIV-5457) prior to final approval of grading plans if this area is to be graded <u>within the Private Conservation Area</u>. Any recovery fieldwork must be completed in its entirety before grading begins, and a Phase III excavation report must be finalized and approved before final inspection. The Phase III excavation must be designed and written to Archaeological Resource Management Reports standards and County of Riverside standards.</p> <p>CR-2b The Project Archaeologist must create a mitigation-monitoring plan prior to earthmoving in the Project area, and a pre-grade meeting associated with the details of that plan must occur between the monitoring archaeologist(s) and the grading contractor before grading begins. The abatement plan document must contain a description of how and where artifacts will be curated if found during monitoring, and contingency plans associated with Native American tribal representation if the recovered artifacts are considered sacred items by one or</p>	Less Than Significant Impact After Mitigation (same as Original EIR)

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>more Native American tribes.</p> <p>CR-2c Monitoring of development-related excavation is required during all construction-related earthmoving. The Project Archaeologist may, at his or her discretion, terminate archaeological monitoring in any one location on the Project Site if and only if bedrock or sterile soils are encountered during earthmoving at that location.</p> <p>CR-2d Should previously unidentified cultural resource sites be encountered during monitoring, they must be evaluated, and tested if necessary, for significance following CEQA Guidelines prior to allowing a continuance of grading in the area. County Condition of Approval 10 (Planning 002) addressing inadvertent archaeological finds shall also be implemented.</p> <p>CR-2d Native American monitors shall also be allowed to monitor all grading, excavation and groundbreaking activities. Permission is required from March Joint Powers Authority if activities and monitoring occurs on their property.</p>	
CR-3: Have the potential to damage or destroy paleontological resources.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
CR-4: Have the potential to damage or destroy Native American burial sites.	Potentially Significant Impact. CR-4a If human remains are encountered during earth-disturbing activities, all work within 100 feet of the find shall stop immediately and the Riverside County Coroner's office shall be notified. If the Coroner determines the remains are Native American in origin, the NAHC will be notified and, in turn, will notify the person determined to be the Most Likely Descendent who will provide recommendations for treatment of the remains (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).	Less Than Significant Impact After Mitigation (same as Original EIR)

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
Section 4.6 - Geology, Soils, and Seismicity		
Site is underlain by shallow granitic bedrock with thin topsoil/alluvium. General region is subject to moderate ground shaking from major faults, some soil constraints are present. Site may require blasting and/or rock crushing.		
GS-1: Expose persons or structures to seismic hazards.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
GS-2: Result in substantial erosion or loss of topsoil.	Potentially Significant Impact. Refer to Mitigation Measures HWQ-1a and HWQ-1b in Section 4.8, Hydrology and Water Quality.	Less Than Significant Impact After Mitigation (same as Original EIR)
GS-3: Result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	Potentially Significant Impact. GS-3a The developer shall implement the grading recommendations identified in the Preliminary Geotechnical Report (2007) <u>and any subsequent geotechnical investigations approved by the County Geologist</u> . Prior to the commencement of building construction, the applicant shall retain a qualified engineer to design foundations adequate to support the project structures where necessary, based on the recommendations of the Preliminary Geotechnical Report (2007) <u>or any subsequent geotechnical investigations approved by the County Geologist</u> . Settlement analysis shall be performed once the structural design loads and foundation system geometry have been defined for each building. <u>This condition shall apply to any improvements made on the adjacent MJPA property as appropriate.</u>	Less Than Significant Impact After Mitigation (same as Original EIR)
GS-4: Contains expansive soils that may create substantial risks to life or property.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
GS-5: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.7 - Hazards and Hazardous Materials		
Site is vacant with small amounts of waste from illegal dumping and stained soils. Development of the site under either the Original or Revised Projects would require limited remediation and cleanup. Future uses under either development plan would be required to adhere to federal, state, and local hazmat laws and regulations. Site is under March Air Reserve Base flight path but either project will not impact operations due to low occupancy density (few people per acre) less than County standards for this airport use area.		

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
HHM-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Potentially Significant Impact. HHM-1a Stained soils, as identified in Phase I Environmental Site Assessment (ESA), shall be removed to prior to any ground disturbing activities. The removal process shall be in compliance with the County hazardous materials removal/handling regulatory guidelines and work will be performed to the satisfaction of the County Environmental Health staff.	Less Than Significant Impact After Mitigation (same as Original EIR)
HHM-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HHM-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HHM-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HHM-5: Be located within two miles of a public airport or public use airport.	Potentially Significant Impact. HHM-5a Prior to the issuance of occupancy permits, information on users, uses, and use of hazardous materials within the Project Site will be transmitted to the MJPA for review. The County Planning, Environmental Health, and/or Fire Departments shall have authority to modify any use or occupancy permits to restrict or preclude uses that involve materials that could cause a demonstrable hazard to March ARB flight activities.	Less Than Significant Impact After Mitigation (same as Original EIR)
HHM-6: Be located within the vicinity of a private airstrip.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HHM-7: Impair implementation of an adopted emergency response plan or emergency evacuation plan.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HHM-8: Expose people or structures to a significant risk of loss, injury or death involving wildland fires.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
Section 4.8 - Hydrology and Water Quality		
<p>Vacant site slopes steeply to the north, and runoff under either plan would be collected across Lot 2 (middle of site) and along Alessandro Boulevard and conveyed offsite to the east and north. Construction of Brown Street requires use of adjacent property owned by March Joint Powers Authority for drainage and access easements. Hydrology plan for Revised Project indicates site will have two detention basins and will not increase downstream flows offsite.</p>		
<p>HWQ-1: Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.</p>	<p>Potentially Significant Impact</p> <p>HWQ-1a Prior to the issuance of grading permits for any portion or phase of the project, the applicant shall submit to and receive County approval of a Storm Water Pollution Prevention Plan and Grading Plan that identify specific actions and BMPs to prevent stormwater pollution from construction sources. The plans shall identify a practical sequence for site restoration, Best Management Practices implementation, contingency measures, responsible parties, and agency contacts. The applicant shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:</p> <ul style="list-style-type: none"> • Soil stabilization practices; • Sediment and runoff control practices; • Monitoring protocols; and • Waste management and disposal control practices. <p>Once approved by the County, the applicant's contractor shall be responsible, throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the Storm Water Pollution Prevention Plan and Grading Plan.</p> <p>HWQ-1b Prior to final building inspection for any portion or phase of the Project, the applicant shall receive County approval of a Water Quality Management</p>	<p>Less Than Significant Impact After Mitigation (same as Original EIR)</p>

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>Plan that identifies specific long-term actions and Best Management Practices to prevent storm water pollution from ongoing site operations. The Water Quality management Plan shall identify a practical sequence for BMP implementation, contingency measures, responsible parties, and agency contacts. The applicant shall enforce the requirement through fines and other penalties, as necessary.</p> <p>Once approved by the County, the applicant shall be responsible throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the Water Quality Management Plan.</p> <p>The Water Quality Management Plan shall identify potential pollutant sources that could affect the quality of stormwater discharges from the Project Site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from the Project Site. To protect receiving water quality, the Water Quality Management Plan shall include, but is not limited to, the following elements:</p> <ul style="list-style-type: none"> • Permanent erosion control measures such as detention basins, inlet protection, and temporary revegetation or other ground cover that shall be employed for disturbed areas after initial construction is finished. • No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30 – March 30). • Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of existing catch basins that 	

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>eventually drain to Sycamore Canyon.</p> <ul style="list-style-type: none"> The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the Project Site to prevent, eliminate, or reduce discharge of materials to storm drains. Best Management Practices performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure. <p>A new drainage study was prepared for the Revised Project, but it still indicates that the mitigation measures recommended for the Original Project are still necessary to help protect water quality. Therefore, the Revised Focused DEIR incorporates these same mitigation measures.</p>	
HWQ-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HWQ-3: Result in substantial erosion or siltation on-or off-site.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HWQ-4: Substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on-or off-site.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HWQ-5: Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HWQ-6: Place housing within a 100-year flood hazard area.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HWQ-7: Place within a 100-year flood hazard area structures, which would impede or redirect flood flows.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
HWQ-8: Expose people to flooding risks from levee or dam failure.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
HWQ-9: Inundation by seiche, tsunami, or mudflow.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.9 - Land Use		
LUP-1: Physically divide an established community or create conflicts with neighboring land uses.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
LUP-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
LUP-3: Conflict with any applicable habitat conservation plan or natural community conservation plan.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.10 - Mineral Resources		
MR-1: Result in the loss of availability of a known mineral resource.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
MR-2: Result in the loss of availability of a locally-important mineral resource recovery site.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.11 - Noise		
Site is vacant but adjacent to Alessandro Boulevard with high traffic volumes. Development of Original and Revised Projects would add vehicular traffic and stationary noise sources, although the Revised Project would generate 80 percent less traffic than that generated by the Original Project. Revised Project may require rock crushing activities.		
N-1: Expose persons or generate the noise levels in excess of established standards.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
N-2: Expose persons or generate excessive groundborne vibration or groundborne noise levels.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
N-3: Result in substantial permanent increase in ambient noise levels in the Project vicinity.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
N-4: Result in substantial temporary or periodic increase in ambient noise levels in the Project vicinity.	Potentially Significant Impact N-4a Prior to grading permit issuance, the project applicant shall submit a Construction Noise Mitigation Plan to the County for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited to, locating stationary noise-generating	Less Than Significant Impact After Mitigation (same as Original EIR)

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>equipment (such as pumps and generators), as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul, trucks and trailers. Onsite noise sources located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise-sensitive receptors as reasonably possible. The noise attenuation measures identified in the plan shall be incorporated into the project as conditions of approval of the grading and construction plans as appropriate. <u>Any rock crushing equipment must be located within Lot 3, preferably as far from existing residences as possible, to minimize noise impacts. Rock crushing equipment can only be operated on weekdays between 9 am and 4 pm to further reduce noise impacts on residents.</u></p> <p>N-4b <u>If, during project operations, the County Planning Department receives 4 or more noise complaints within a 3-month period from residents living west of the project property, the tenants or occupants of either one or both warehouses will be required to conduct noise assessments along the western property boundary to determine if project operational noise levels exceed County standards. If noise levels are found to exceed County standards, one or both operators shall be required to install noise attenuation improvements or reduce operational activities to reduce noise levels to meet County standards. This requirement shall be made part of conditions for map or conditional use permit approvals for both buildings of the</u></p>	

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<u>project, and shall be implemented to the satisfaction of the County Planning Department Manager.</u>	
N-5: Be located within two miles of a public airport or public use airport.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
N-6: Be located within the vicinity of a private airstrip.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.12 – Population and Housing		
Both the Original and Revised Projects propose commercial uses with no housing or population-inducing land uses. Both projects would add jobs to the County workforce, and both are consistent with regional growth forecasts since they are consistent with County land use and zoning designations.		
PH-1: Induce substantial population growth in the area.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
PH-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
PH-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
Section 4.13 - Public Services and Recreation		
Original Project would introduce 1,300 new employees into the area, while the Revised Project would introduce 534 new employees. Each project would require public services (police, fire, etc.). The Revised Project would have 13% more square footage but would have 52% fewer employees and no uses that would attract the public (i.e., fast food restaurant in the Original Project) so potential need for public services is less under the Revised Project.		
PSR-1: Result in a need for new or physically altered fire facilities in order to maintain acceptable levels of service.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
PSR-2: Result in a need for new or physically altered police facilities in order to maintain acceptable levels of service.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
PSR-3: Result in a need for new or physically altered school facilities in order to maintain acceptable levels of service.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
PSR-4: Result in a need for new or physically altered parks in order to maintain acceptable parkland ratios.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
PSR-5: Result in a need for safety improvement to local or regional trails.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
PSR-6: Result in a need for new or physically altered government facilities in order to maintain acceptable ratios.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
PSR-7: Result in a need for new or physically altered	Less Than Significant Impact.	Less Than Significant Impact

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
recreational facilities which might have an adverse physical effect on the environment.	No mitigation is necessary.	(same as Original EIR)
Section 4.14 - Transportation and Circulation		
Original Project would have generated 8,953 additional vehicle trips compared to 1,797 additional trips for the Revised Project, although the Revised Project would have had a higher percentage of trucks as part of those trips. Original EIR recommended mitigation measures to help reduce impacts.		
<p>T-1: Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system.</p>	<p>Less than Significant Impact⁴</p> <p>T-1a Prior to building permit issuance, the applicant shall be responsible for the following improvements:</p> <p>The intersection of the San Gorgonio Drive/Brown Street (North-South) at Alessandro Boulevard (East-West) shall provide the following geometrics:</p> <ul style="list-style-type: none"> ▪ Northbound: One left turn lane, two through lanes, one striped out for future use, one right turn lane. ▪ Southbound: No improvements. Current adjacent project is constructing improvements. ▪ Eastbound: No new improvements; One left turn lane, two through lanes, and one through/right turn currently provided. ▪ Westbound: One left turn lane; Exiting improvements will remain and include three through lanes, and one right turn lane. <p>Prior to building permit issuance, the applicant shall pay applicable TUMF and other fees as mitigation for impacts at the following intersections:</p> <ul style="list-style-type: none"> ▪ Trautwein Road (North-South) and Alessandro Boulevard (East-West): ▪ Construct an additional northbound left turn 	<p>Less Than Significant Impact (different than Original EIR which concluded impacts were potentially significant)</p>

⁴ Due to an abundance of caution the mitigation from the Original EIR was included with some slight modifications even though the impacts are less than significant.

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p style="text-align: center;">lane. I-215 Northbound Ramps (North-South) and Alessandro Boulevard (East-West):</p> <ul style="list-style-type: none"> ▪ Restripe existing shared left turn/right turn lane to an exclusive left turn lane. <p>T-1b Prior to building permit issuance, the applicant shall dedicate 50-foot half-width Secondary right-of-way along the Project frontage of Brown Street from Alessandro Boulevard to the southern Project boundary. The applicant shall construct the Brown Street approach to Alessandro Boulevard to its full Secondary intersection cross-section width. Prior to issuance of building certificate of occupancy, the applicant shall construct Brown Street from south of Alessandro Boulevard intersection improvements to the southern boundary of the Project as a half-section width as an Industrial Collector plus a painted median and a northbound travel lane including landscaping and parkway improvements in conjunction with development. The applicant shall make an appropriate transition from the Secondary cross-section at the Alessandro Boulevard intersection improvements to the Industrial Collector cross-section.</p> <p>T-1c Prior to building permit issuance, the developer shall construct landscape and sidewalk improvements along Alessandro Boulevard from the west Project boundary to San Gorgonio Drive/Brown Street per the direction of the county Landscape Architect. Landscaping will conform to Riverside County's updated water efficient landscape ordinance.</p> <p>T-1d Prior to final building inspection, the developer shall provide sufficient on-site parking to meet the County of Riverside parking code requirements.</p> <p>T-1e Prior to grading permit issuance, the developer shall provide construction plans for road sight distance at the Project Access. Plans shall be</p>	

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>reviewed by the County, with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans. The developer shall provide evidence to the County that construction plans were reviewed and approved.</p> <p>T-1f Prior to final building inspection, the developer shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the project.</p> <p>T-1g Prior to building permit issuance, the developer shall participate in the phased construction of off-site traffic signals within the study area through payment of traffic signal mitigation fees on a per square foot basis. The traffic signals within the study area at buildout should specifically include an inter-connect of the traffic signals to function in a coordinated system.</p>	
<p>T-2: Exceed, either individually or cumulatively, an established standard level of service.</p>	<p>Potentially Significant Impact. Refer to Mitigation Measure T-1a to T-1g.</p>	<p>Less Than Significant Impact After Mitigation at a project level (same as Original EIR), but cumulative impacts are not significant -(different than Original EIR.</p>
<p>T-3: Result in a change in air traffic patterns.</p>	<p>Less Than Significant Impact. No mitigation is necessary.</p>	<p>Less Than Significant Impact (same as Original EIR)</p>
<p>T-4: Substantially increase hazards due to a design feature</p>	<p>Less Than Significant Impact. No mitigation is necessary.</p>	<p>Less Than Significant Impact (same as Original EIR)</p>
<p>T-5: Result in inadequate emergency access</p>	<p>Less Than Significant Impact. No mitigation is necessary.</p>	<p>Less Than Significant Impact (same as Original EIR)</p>
<p>T-6: Conflict with adopted policies, plans or programs supporting alternative transportation.</p>	<p>Less Than Significant Impact. No mitigation is necessary.</p>	<p>Less Than Significant Impact (same as Original EIR)</p>

Table 1-1: Executive Summary Matrix

Revised Focused DEIR Section-Thresholds	Impacts Before Mitigation and Proposed Mitigation Measures	Level of Significance After Mitigation
Section 4.15 – Utilities		
Revised Project would consume 106,800 gallons of water per day compared to 260,000 gallons for the Original Project. Revised Project would generate 53,400 gallons of wastewater per day compared to 130,000 gallons for the Original Project. Both the Original and Revised Projects would develop most of the project site, although the Revised Project will leave 6.69 acres of land along the western boundary vacant as a private conservation easement for SKR habitat.		
U-1: Exceed wastewater treatment requirements or result in the construction of new wastewater treatment facilities or expansion of existing facilities.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
U-2: Require or result in the construction of new water treatment facilities or expansion of existing facilities.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Project Impact (same as Original EIR), cumulative water supply impact less than significant, (different from Original EIR)
U-3: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	Less Than Significant Impact. No mitigation is necessary.	Less Than Significant Impact (same as Original EIR)
U-4: Conflict with State CEQA Guidelines Appendix F regarding energy conservation.	Less Than Significant Impact	Less Than Significant Project Impact (Original EIR did not address Appendix F)
Section 4.16 – Greenhouse Gas Emissions		
Revised Project would generate 11,000 tons of CO2e per day compared to 22,339 tons for the Original Project. Both projects would be required to mitigate potential impacts to the degree feasible, although fleet controls cannot be implemented as the future building tenants/owners are not known at this time. GHG emissions from both projects exceeds SCAQMD 10,000 ton threshold.		
GHG-1: Generate significant amounts of GHGs either directly or indirectly.	Potentially Significant Cumulative Impacts. Refer to Mitigation Measures AQ-1a through 1l.	Less than Significant Project Impact After Mitigation, Significant Cumulative Impact (different than Original EIR)
GHG-2: Conflict with applicable plans, policies, or regulation regarding GHGs.		

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SECTION 2: INTRODUCTION

2.1 Overview, Purpose and Authority of the Revised Focused EIR

In April 2010, the County of Riverside (County) certified the original Environmental Impact Report (Original EIR) for the development of the Alessandro Commerce Centre (ACC) project and approved Tentative Parcel Map No. 35365 and Plot Plan No. 22925 (Original Project). (Original EIR is attached as Appendix H). The Original Project included dividing the 54-acre project site into six (6) industrial/commercial parcels for the development of eight (8) buildings of approximately 258,100 square feet of office, 42,300 square feet of light industrial/multi-tenant, 409,400 square feet of industrial warehouse/distribution, and 10,000 square feet of retail.

The Center for Biological Diversity filed a petition for writ of mandate challenging the Original Project and certification of the Original EIR (*Center for Biological Diversity v. County of Riverside*, Riverside County Superior Court Case No. RIC10009105). The court issued a Statement of Decision granting the petition on the ground that the Original EIR created an improper baseline because it did not include a privately managed habitat area to the south of the project site ("Private Conservation Area") in the existing environmental setting and thus the environmental baseline was not adequate under the California Environmental Quality Act (CEQA). (See, Statement of Decision dated December 8, 2011, attached in Appendix F). The rest of the Original EIR was upheld by the court and the court directed the County to certify an EIR that "complies with CEQA by correcting the deficiencies identified [by the Court]." (See, Court Statement of Decision filed on January 3, 2012 attached in Appendix F).

The Applicant and the Center for Biological Diversity subsequently entered into a Settlement Agreement (see Section 2.8 and Appendix G) that requires the Applicant among other requirements to create an approximately 6.69-acre on-site conservation easement. (See, Settlement Agreement by and between Center for Biological Diversity and Amstar/Kaliber LLC, et al., attached as Appendix G). Per the court's Statement of Decision, on January 29, 2013, the County set aside and vacated its approval of the Original Project and certification of the Original EIR. It should be noted that there are other conditions of the settlement for the Project in addition to those on the conservation easement area (lighting, landscaping, LEED, fencing, etc.). These conditions are addressed as well in this Revised Focused DEIR.

The Original Project included the completion of Brown Street along the eastern portion of the site and off-site storm water improvements, also to the east of the site. The eastern portion of the Brown Street right-of-way and the off-site storm water improvements are both on land owned by the March Joint Powers Authority (MJPA). The MJPA submitted comments to the Original Draft EIR requesting that more information regarding impacts from the off-site improvements be included in the EIR.

In addition, a separate lawsuit was filed by the Center for Biological Diversity against the MJPA (*Center for Biological Diversity, et al. v. Bartel, et. al.*, S.D. Cal. No. 09-cv-1864-JAH-POR). The parties to this lawsuit entered into a Settlement Agreement requiring the MJPA to place into conservation certain portions of land it owns to be managed for the wildlife habitat value and

sensitive species present. For the purposes of this Revised Focused DEIR, the “March SKR Preserve Area” is part of the “Private Conservation Area” that the court directed should be included in the revised EIR’s baseline conditions. (See, September 12, 2012 Settlement Agreement attached as Appendix G). The settlement agreement between Center for Biological Diversity and the MJPA also includes specific design requirements for the Brown Street improvements to minimize impacts to wildlife movement.

The requirement in the settlement agreement between the Applicant and the Center for Biological Diversity to include the on-site conservation easement area necessitated revisions to the design of the Original Project. The design changes resulted in the proposed lot line adjustment to rearrange the existing four (4) separate lots of the 54-acre site with the conservation easement located on one lot, two (2) separate industrial warehouse buildings proposed for two (2) of the lots, and one (1) lot for trailer parking and storage, for a total of up to 814,630 square feet of industrial warehouse uses (proposed Revised Project). It should be noted that Lot 2 is currently designated as trailer storage per the proposed site plan. Section 10.4 of the County’s Development Standards for the I-P zone state that parking and outside storage shall be screened by structures or landscaping (sub-sections h and i).

No commercial or retail uses are proposed as a part of the Revised Project. Because the County’s approval of Tentative Parcel Map No. 35365 and Plot Plan No. 22925 were vacated, the County requested that new project applications be submitted. The proposed Revised Project is reflected in the new proposed Plot Plan No. 25422 and Environmental Assessment No. 42616.

This Revised Focused Draft Environmental Impact Report (Revised Focused DEIR) analyzes the proposed Revised Project and includes a description of the Private Conservation Area in the environmental setting of the proposed Revised Project.

In addition, other requirements set forth in the Settlement Agreement by and between the Center for Biological Diversity and Amstar/Kaliber, LLC, et al. are addressed in this Revised Focused DEIR as more fully set forth in the Project Description in Section 3.0 herein. Lastly, project impacts resulting from construction of the proposed Brown Street improvements and storm water improvements on the MJPA Property are addressed herein.

2.1.1 - Purpose and Authority

The purpose of this Revised Focused DEIR is to (1) revise the biological analysis in the Original EIR to include the existence of the Private Conservation Area in the environmental setting as instructed by the court in its Statement of Decision and as set forth in the settlement agreement between the Center for Biological Diversity, the Applicant, and the County; (2) update the text of the Original EIR to reflect the proposed Revised Project; (3) analyze any new environmental impacts not disclosed in the Original EIR that would result from the inclusion of the Private Conservation Area in the environmental setting and the changes to the Original Project; and (4) include a complete analysis of the environmental impacts associated with the completion of Brown Street and the off-site storm water improvements on MJPA Property.

As noted above, the court's Statement of Decision invalidated a portion of the Original EIR related to biological impacts. The court's decision is limited to the portions of the Original EIR found to be noncompliant with CEQA and the remaining portions of the Original EIR remain valid (Public Resources Code § 21168.9). The County is not required to re-circulate the entire Original EIR in response to the court decision, however, this Revised Focused DEIR reflects both the revisions to the Original EIR as discussed above and changes to the Proposed Project, therefore, this Revised Focused DEIR is being circulated for additional public comment. It should be noted that the Original EIR is included as Appendix H in this Revised Focused DEIR for reference only. As discussed below, the Revised Focused DEIR addresses the changes to the Original EIR based upon the agreed settlement and changes incorporated in the Revised Project. It was determined that the entire Revised Focused DEIR be recirculated along with the Original EIR to illustrate the entire changes and lack of new significant impacts based upon the project revisions. Therefore, comments should focus on the Revised Focused DEIR pursuant to State CEQA Guidelines section 15088.5 (f)(2). Any responses to comments only need to focus on the actual changes to the Original Project under CEQA principles of recirculation.

The County has used its independent judgment and determined that the Revised Focused DEIR is sufficient and no other EIR is required because the conditions that would trigger preparation of a subsequent or supplemental EIR under State CEQA Guidelines Section 15088.5 have not been met, as outlined below:

15088.5. RECIRCULATION OF AN EIR PRIOR TO CERTIFICATION

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.

(4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (Mountain Lion Coalition v. Fish and Game Com. (1989) 214 Cal.App.3d 1043)

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

(c) If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified.

(d) Recirculation of an EIR requires notice pursuant to Section 15087, and consultation pursuant to Section 15086.

(e) A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.

(f) The lead agency shall evaluate and respond to comments as provided in Section 15088. Recirculating an EIR can result in the lead agency receiving more than one set of comments from reviewers. The following are two ways in which the lead agency may identify the set of comments to which it will respond. This dual approach avoids confusion over whether the lead agency must respond to comments which are duplicates or which are no longer pertinent due to revisions to the EIR. In no case shall the lead agency fail to respond to pertinent comments on significant environmental issues.

(1) When an EIR is substantially revised and the entire document is recirculated, the lead agency may require reviewers to submit new comments and, in such cases, need not respond to those comments received during the earlier circulation period. The lead agency shall advise reviewers, either in the text of the revised EIR or by an attachment to the revised EIR, that although part of the administrative record, the previous comments do not require a written response in the final EIR, and that new comments must be submitted for the revised EIR. The lead agency need only respond to those comments submitted in response to the recirculated revised EIR.

(2) When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated. The lead agency's request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR.

(3) As part of providing notice of recirculation as required by Public Resources Code Section 21092.1, the lead agency shall send a notice of recirculation to every agency, person, or organization that commented on the prior EIR. The notice shall indicate, at a

minimum, whether new comments may be submitted only on the recirculated portions of the EIR or on the entire EIR in order to be considered by the agency.

(g) When recirculating a revised EIR, either in whole or in part, the lead agency shall, in the revised EIR or by an attachment to the revised EIR, summarize the revisions made to the previously circulated draft EIR.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21092.1, Public Resources Code; Laurel Heights Improvement Association v. Regents of the University of California (1993) 6 Cal. 4th 1112.

Analysis of State CEQA Guidelines Section 15088.5: The County has decided to circulate the Revised Focused DEIR for public review based on the Court decision on the Original EIR and proposed changes as part of the Revised Project.

Per State CEQA Guidelines section 15088.5(a), the new information added to the EIR is not considered “significant” because it does not change the EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect that the project’s proponents have declined to implement. Per Section 15088.5(b), the Revised Focused DEIR is being circulated to provide more information about the Revised Project and clarify the DEIR language relative to the court decision. It is anticipated that any comments received will focus only on the changes under the Revised Project as compared to the Original Project, since the Original Project has already been circulated once for public review.

As outlined in State CEQA Guidelines section 15088.5(d), the Revised Focused DEIR will be circulated under Section 15087, and the County and project applicant have continued to consult with interested Native American tribes pursuant to Section 15086. Consistent with State CEQA Guidelines section 15088.5(e), the County’s decision to circulate a Revised Focused DEIR is the appropriate method of CEQA documentation for this project rather than recirculating the Original EIR, and this documentation constitutes substantial evidence in the administrative record.

Per State CEQA Guidelines section 15088.5(f), the Revised Focused DEIR explains how it responds to comments on the Original EIR, and also explains all of the changes from the Original EIR as a result of the court decision and changes to the proposed project, as required in Section 15088.5(g).

In addition, the County has chosen to prepare and circulate this Revised Focused DEIR to address the court decision on the Original EIR and to document changes to the proposed project which are analyzed in the Revised Focused DEIR. Since the approval of the Original EIR was rescinded by the County as a result of the court case, the requirements of State CEQA Guidelines section 15162 regarding subsequent EIR documents (i.e., documents that follow on after and EIR has been approved) do not apply.

This Revised Focused DEIR provides a project-level analysis of the environmental effects of the proposed Revised Project to the extent those effects are more than what was determined for the Original Project. The increase in any environmental impacts are analyzed in the Revised Focused DEIR to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146. To that end, this document addresses the potentially significant adverse environmental impacts that may be associated with the planning, construction, and operation of the proposed Revised Project that are above those impacts determined for the Original Project.

This Revised Focused DEIR includes a separate section for each environmental topic studied in the Original EIR and/or was otherwise determined to be required in this Revised Focused DEIR. A statement will be included for each topic where no revisions to the Original EIR are required and the Original EIR text remains valid. An explanation as to what revisions to the Original EIR are being made will be included for each topic where revisions to the Original EIR are warranted and are reflected in this Revised Focused DEIR. It should be noted that as a result of the analysis herein no additional mitigation measures were identified as appropriate or feasible. Further, this document revises mitigation measures approved for the Original Project where those measures no longer are feasible, necessary, and/or relevant for the proposed Revised Project.

CEQA requires that an EIR contain at a minimum, certain specific elements. Certain elements in the Original EIR remain unchanged and valid and are therefore not included here. The elements included in this Revised Focused DEIR are:

- Table of Contents
- Executive Summary
- Introduction
- Project Description
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts
- Effects Found Not to Be Significant

The elements in the Original EIR which remain unchanged and are included in the Revised Focused DEIR include:

- Significant Unavoidable Adverse Impacts;
- Alternatives to the Proposed Project; and
- Growth-Inducing Impacts.

2.1.2 - Lead Agency Determination

The County is designated as the lead agency for the proposed Revised Project. State CEQA Guidelines Section 15376 defines the lead agency as "...the public agency, which has the principal responsibility for carrying out or approving a Project. The MJPA is designated as a responsible agency for the portions of the proposed Revised Project falling under its jurisdiction (easements for the Brown Street and off-site storm water improvements). Other public agencies

may also be responsible agencies for the proposed Revised Project. Each responsible agency must cooperate and coordinate with the lead agency during the CEQA process. State CEQA Guidelines Section 15096 requires any responsible agency to consider this Revised Focused DEIR and reach their own conclusions on whether and how to approve the portions of the proposed Revised Project that each responsible agency has authority over.

LSA Associates, Inc. is contracted to prepare this Revised Focused DEIR under a Memorandum of Understanding with the County. Prior to circulating for public review, this Revised Focused DEIR was extensively reviewed and evaluated by the County and reflects the independent judgment and analysis of the County as required by CEQA. A list of organizations and persons consulted and the document preparation personnel are provided in Section 8, *Report Preparation Resources*.

2.1.3 - Areas of Controversy

Pursuant to State CEQA Guidelines Section 15123(b), a summary section must be included in the Revised Focused DEIR addressing areas of controversy known to the Lead Agency, including issues raised by agencies and the public, and also address issues to be resolved, including the choice among alternatives and whether or how to mitigate significant effects.

2.1.4 - Notice of Preparation

A Notice of Preparation (NOP) for the Original Project was issued on June 26, 2008. The NOP described the development concept for the Project and the range of issues to be addressed in the EIR. The NOP was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period.

The NOP identified the need to evaluate the following environmental issues:

Air Quality;	Hydrology and Water Quality
Biological Resources;	Land Use;
Cultural Resources;	Noise; and
Geology, Soils, and Seismicity;	Transportation.

The Original EIR identified issues where the Original Project would result in impacts that cannot be fully reduced to a less than significant level, even after implementation of all feasible mitigation measures. Because these impacts were determined to be significant and unavoidable consequences of the Original Project, the Riverside County Board of Supervisors adopted a Statement of Overriding Considerations determining that the Original Project's economic, social, and technological benefits outweighed its significant environmental effects.

The following were the significant and unavoidable adverse environmental impacts found for the Original Project:

- **Construction air emissions:** Daily emissions from construction activities would exceed Southern California Air Quality Management District (SCAQMD) thresholds. Mitigation is

proposed that would require implementation of construction air pollution control measures; however, these measures would not fully reduce this impact to a less than significant level.

- **Operational air emissions:** Daily emissions from mobile and area sources during Project operation would exceed SCAQMD thresholds. Mitigation is proposed that would require implementation of operational air pollution control measures; however, these measures would not fully reduce this impact to a less than significant level.
- **Cumulative air emissions:** Because construction and operational emissions would exceed SCAQMD thresholds, the Project would have a significant cumulative impact. No mitigation is available to reduce this impact to a less than significant level.
- **Inconsistency with the Air Quality Management Plan:** Population growth and vehicle trips associated with the Project would exceed the Projections contained in the Air Quality Management Plan (AQMP) prepared by the SCAQMD. No mitigation is available that can reduce this impact to a less than significant level.
- **Exceed PM₁₀ and PM_{2.5} localized significance threshold:** Application of the mitigation measures will only marginally reduce construction emissions of PM₁₀ and PM_{2.5}. Therefore, emissions of PM₁₀ and PM_{2.5} from the Project during construction would continue to exceed the SCAQMD's localized significance thresholds after application of mitigation measures.
- **Expose sensitive receptors to substantial pollutant concentrations:** Emissions from the Project would continue to exceed the SCAQMD's localized significance thresholds during construction after application of mitigation measures.
- **Project impacts from greenhouse gas emissions:** the Project will emit greenhouse gases during long-term operation, primarily vehicular exhaust.
- **Cumulative traffic:** Project traffic in combination with future potential projects will result in a cumulatively considerable impact to transportation.
- **Cumulative water supply:** The Project will incrementally diminish vacant land and water supplies. However, development of the Riverside County's General Plan will have a significant impact on water supplies and will be cumulatively considerable.

The Revised Focused DEIR has determined that the same environmental impacts are also significant for the Revised Project except for cumulative traffic and cumulative greenhouse gas emissions. The Revised Project will generate considerably less traffic than the Original Project, and so the Revised Project will not have significant cumulative traffic impacts. In addition, data is now available that was not available at the time the Original EIR was prepared, impacts from greenhouse gas emissions can now be assessed and are considered cumulatively significant. Thus a Statement of Overriding Considerations determining that the Revised Project's economic, social, and technological benefits outweigh its significant environmental effects is required.

In addition, the County determined that the Notice of Preparation (NOP) that was issued for the Original EIR was sufficient for the Revised Focused DEIR and no new NOP was required. The NOP was distributed to the State Clearinghouse, responsible agencies, and other interested

parties for a 30-day public review period. Table 2-1 summarizes the comments received on the NOP issued for the Original Project in 2008. The new RFDEIR will be circulated to the public with a new Notice of Availability distributed to agencies and the public.

Table 2-1: NOP Comments on Original Draft EIR

Agency	Author	Date
Public Agencies		
Riverside Transit Agency	Michael McCoy	December 21, 2007
Department of the Air Force	Ryan C. Wood, Deputy Base Civil Engineer	January 4, 2008
U.S. Fish and Wildlife Service	Leslie MacNair, Senior Environmental Scientist	April 18, 2008
Governor's Office Planning and Research	Scott Morgan, Project Analyst	June 26, 2008
Native American Heritage Commission	Dave Singleton, Program Analyst	July 1, 2008
Local Agency Formation Commission	Adriana Romo, Local Government Analyst II	July 2, 2008
County of Riverside, Planning Commission	John Roth, Commissioner	July 5, 2008
Soboba Band of Luiseno Indians	Joseph Ontiveros, Cultural Resource Department	July 7, 2008
Riverside County Fire Department	Jason Neuman, Captain	July 11, 2008
South Coast Air Quality Management District (SCAQMD)	Steve Smith, Program Supervisor	July 11, 2008
Riverside County Flood Control and Water Conservation District	Kris Flanigan, Senior Civil Engineer	July 14, 2008
Department of the Air Force	Richard E. Eunice, Base Civil Engineer	July 17, 2008
Department of Public Health	Lance Salisbury, CDPH Environmental Review Unit	July 18, 2008
Riverside County Waste Management Department	Ryan Ross, Planner	July 21, 2008
Morongo Band of Mission Indians	Franklin A. Drancy, Project Manager	July 23, 2008
City of Fontana, Community Development Department	Stephanie Hall, Senior Planner	July 23, 2008
City of Moreno Valley, Community Development Department	Kathleen Dale, Associate Planner	July 28, 2008
City of Riverside, Community Development Department	Ken Gutierrez, Planning Director	July 28, 2008
Pechanga Cultural Resources	Anna M. Hoover, Cultural Analyst	August 4, 2008
March Joint Powers Authority	Grace I. Williams, Senior Planner	August 15, 2008
Private Organizations and Individuals		
Center for Biological Diversity	Jonathan Evans, Staff Attorney	August 26, 2008
San Bernardino Valley Audubon Society	Drew Fiedmann, Chapter President	August 1, 2008
Sierra Club	George Hague, Conservation/Endangered Species Chair	August 26, 2008
Source: State Clearinghouse and County of Riverside, 2008.		

2.1.5 - Technical Studies

Several technical studies were required as part of the analysis of environmental impacts in the Revised Focused DEIR to update existing conditions on the project site and address potential direct and indirect impacts to the adjacent MJPA property, including the offsite Brown Street and drainage improvements:

- Addendum to the Multi-Species Habitat Conservation Plan (MSHCP) for Western Riverside County (Revised Focused DEIR Appendix A);
- Addendum to the Jurisdictional Delineation (Revised Focused DEIR Appendix A);
- Burrowing Owl Habitat Assessment (Revised Focused DEIR Appendix A);
- Determination of Biologically Equivalent or Superior Preservation Report (Revised Focused DEIR Appendix A);
- Cultural Resources Assessment and Archaeological Testing (Phase 1 and 2 dated May 2014)(Revised Focused DEIR Appendix B);
- Updated Project Criteria Air Pollutants and Greenhouse Gas Emissions Updated Estimates based on SCAQMD CalEEMod Program (Revised Focused DEIR Appendix C);
- Health Risk Assessment Screening Thresholds Assessment (Revised Focused DEIR Appendix C);
- Updated Noise Impact Estimates (Revised Focused DEIR Appendix D);
- Updated Trip Generation Comparison (Revised Focused DEIR Appendix E); and
- Original EIR and Appendices including all technical studies prepared for the Original Project (Revised Focused DEIR Appendix H).

2.1.6 - Project of Statewide, Regional, or Areawide Environmental Significance

Section § 15206 of the CEQA Guidelines sets forth the following criteria for determining if a Project is of statewide, regional, or areawide environmental significance:

- a) The Project proposes to amend a General Plan;
- b) The Project has effects on the environment that extend beyond the jurisdiction it is located in;
- c) The Project contains more than 500 dwelling units;
- d) The Project would employ more than 1,000 persons;
- e) The Project would encompass more than 250,000 square feet of commercial floor space or 650,000 square feet of industrial floor space;
- f) The Project contains more than 500 hotel rooms;
- g) The Project would occupy more than 40 acres of land;

- h) The Project would result in the cancellation of a Williamson Act contract encompassing more than 100 acres;
- i) The Project would adversely impact the Lake Tahoe Basin, the Santa Monica Mountains Zone, the California Coastal Zone, a wild or scenic river, the Sacramento-San Joaquin Delta, Suisun Marsh, or San Francisco Bay;
- j) The Project would adversely affect sensitive wildlife habitats; k) The Project would interfere with the attainment of regional water quality standards; or l) The Project would locate more than 500 persons or jobs within 10 miles of a nuclear power plant.

As was the case for the Original Project, the proposed Revised Project is regionally significant (See “e” and “g” above) and the Revised Focused DEIR will be submitted to the State Clearinghouse for distribution to responsible agencies and interested parties.

2.2 Scope of Revised Focused EIR

This Revised Focused DEIR is prepared in accordance with CEQA and includes analysis of the proposed Revised Project, which includes Plot Plan No. 25422 and Environmental Assessment No. 42616 to determine if implementation of the proposed Revised Project could have any direct or indirect impacts on the environment that were not evaluated in the Original EIR. Accordingly, the County determined that preparation and evaluation of an environmental impact report for the proposed Revised Project is warranted and that this Revised Focused DEIR is the appropriate mechanism to revise the Original EIR to comply with CEQA.

Per direction from the court, the Revised Focused DEIR has a modified baseline description for biological resources to address the fact that the MJPA land (referred to herein as the “Private Conservation Area”) as defined in the summary above. The land surrounding the project site is designated as SKR habitat and those lands are managed by the Center for Natural Lands Management (CNLM).

After review, the County determined that a new Notice of Preparation did not need to be issued for the Revised Focused DEIR but rather would rely on the NOP for the Original EIR which was issued on June 26, 2008 and is described in Section 2.1.5 of this Revised Focused DEIR.

2.2.1 - Environmental Issues Determined Not to Be Significant

The Original EIR determined the following environmental issues had less than significant impacts and did not require mitigation:

Aesthetics, Light, and Glare;
Agriculture;
Land Use;
Mineral Resources;

Population and Housing;
Public Services; and
Utility Systems;

2.2.2 - Potentially Significant Environmental Issues

The Original EIR determined the following environmental issues had potentially significant impacts and required mitigation:

Air Quality;	Hydrology and Water Quality;
Biological Resources;	Noise;
Cultural Resources;	Transportation; and
Geology, Soils, and Seismicity;	Greenhouse Gases
Hazards and Hazardous Materials;	

After mitigation, the Original EIR determined that only the following environmental issues were significant even after implementation of all feasible mitigation:

- Air Quality (direct and cumulative);
- Traffic (cumulative);
- Water Supply (cumulative); and
- Greenhouse Gases (direct).

The Revised Focused DEIR determined these same impacts were still significant even after implementation of all feasible mitigation for the Revised Project except for cumulative traffic. The Revised Project produces much less traffic than would have been generated by the Original Project that the cumulative traffic impacts of the Revised Project is no longer considered cumulatively significant. In addition, impacts from greenhouse gas emissions are now considered significant on a cumulative basis instead of speculative as determined in the Original EIR. Cumulative greenhouse gas emissions is not a new impact from what was determined for the Original Project, but due to the availability of new data to assess greenhouse gas emission impacts, those cumulative impacts are no longer speculative.

2.3 Organization of Revised Focused EIR

This Revised Focused DEIR is organized into the following main sections:

Section 1: Executive Summary. This section includes a summary of the proposed Revised Project and a comparison to the Original Project.

Section 2: Introduction. This section provides an introduction and overview describing the purpose of the Revised Focused DEIR, its scope, and the public review and certification process.

Section 3: Project Description. This section includes a detailed description of the proposed Revised Project, including its location, size, and project characteristics. A discussion of the Revised Project objectives, intended uses of this Revised Focused DEIR, responsible agencies, and approvals needed to carry out the proposed Revised Project are also provided.

Section 4: Environmental Impact Analysis. This section analyzes the environmental impacts of the proposed Revised Project. The Original EIR is revised in this Revised Focused DEIR to (1) revise the described baseline conditions for biological resources in the Original EIR to include the existence of the Private Conservation Area in the environmental setting as instructed by the court and as set forth in the settlement agreement between the Center for Biological Diversity, the Applicant, and the County; (2) update the text of the Original EIR to reflect the proposed Revised Project; (3) analyze any new environmental impacts not disclosed in the Original EIR that would result from the inclusion of the Private Conservation Area in the environmental setting and the changes to the Original Project; and (4) include a complete analysis of the environmental impacts associated with the completion of Brown Street and the off-site stormwater improvements. Each major environmental topic area will commence with a brief statement as to whether the impacts of the proposed Revised Project requires revisions of that topic area from the text in the Original EIR.

IMPORTANT NOTE: Due to changes in the Proposed Project (i.e., Revised Project compared to the Original Project), public comments will be accepted on **all** sections of the Revised Focused DEIR.

2.4 Lead Agency, Responsible Agency, and Applicant

The County of Riverside is the lead agency for the proposed Revised Project and the preparation of this Revised Focused DEIR. The MIPA is a responsible agency, because it owns the eastern portion of the Brown Street right-of-way and the land upon which the off-site stormwater improvements will be located. As such, the MIPA has discretionary authority concerning easement rights the Applicant must obtain to carry out the proposed Revised Project. Amstar/Kaliber, LLC is the Applicant and proposed Revised Project sponsor. LSA Associates, Inc. is the environmental consultant that prepared this Revised Focused DEIR.

2.5 Review of the Revised Focused DEIR

Upon completion of the Revised Focused DEIR, the County will file a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code section 21161). Concurrent with the NOC, this Revised Focused DEIR will be distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Revised Focused DEIR in accordance with Public Resources Code section 21092(b)(3). During the 45-day public review period, the Revised Focused DEIR, including all appendices, will be available for review at the County of Riverside Department of Planning Office, located at the address indicated below. It will also be located at the Riverside Public Library, located at 3581 Mission Inn Avenue. Agencies, organizations, and interested parties not previously contacted, or who did not respond to the Notice of Preparation (NOP), have the opportunity to comment on the Revised Focused DEIR during the public review period.

To assist the reader, the Revised Focused DEIR will summarize the results of the Original EIR for the following 16 environmental issues:

- | | |
|-------------------------------------|--|
| 4.1 Aesthetics, Light, and Glare | 4.9 Land Use and Planning |
| 4.2 Agricultural Resources | 4.10 Mineral Resources |
| 4.3 Air Quality | 4.11 Noise |
| 4.4 Biological Resources | 4.12 Population and Housing |
| 4.5 Cultural Resources | 4.13 Fire, Police, Schools, and Recreation |
| 4.6 Geology and Soils | 4.14 Transportation |
| 4.7 Hazards and Hazardous Materials | 4.15 Utilities |
| 4.8 Hydrology and Water Quality | 4.16 Greenhouse Gases |

By comparison the NOP for the Original Project identified the need to analyze the following environmental issues:

- | | |
|---------------------------------|-----------------------------|
| Air Quality; | Hydrology and Water Quality |
| Biological Resources; | Land Use |
| Cultural Resources; | Noise; |
| Geology, Soils, and Seismicity; | Transportation; |

Written comments on these sections of the Revised Focused DEIR should be addressed to:

County of Riverside
Department of Planning
4080 Lemon Street, Riverside, CA 92502-1629
Attn: Matt Straite, Planner-West County

Submittal of electronic comments in Microsoft Word or PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review at least 10 days prior to the public hearing before the Riverside County Directors Hearing, as outlined in Ordinance 348, on the proposed Revised Project, at which the certification of the Final Revised Focused EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by the Board for the proposed Revised Project.

2.6 Terms of the CBD Settlement Agreement

The Settlement Agreement by and between the Center for Biological Diversity and Amstar/Kaliber LLC, et. al. (Appendix G) includes terms that are incorporated into the Project. Key elements of the settlement agreement include:

- The Project includes an approximate 6.69 acre on-site conservation easement area as depicted in Exhibit A to the settlement agreement (“Conservation Area”). The Conservation Area is designed with the goal that it will function as a wildlife habitat for

sensitive species, including, but not limited to, the Stephens' kangaroo rat, and to the extent feasible, as a wildlife corridor connecting the Sycamore Canyon Wilderness Area with the private conservation area.

- As specified in section 2.1.4 of the settlement agreement, fencing and other measures are incorporated into the Project to minimize impacts to sensitive species from the public and urban predators both during and after construction of the Project.
- Project grading will occur per Section 2.2 of the settlement agreement and in a manner that minimizes impacts on the Conservation Area to the extent feasible without impacting the Project design.
- One-time habitat restoration of any graded portions of the Conservation Area will be provided per the terms of Section 2.2.1 of the settlement agreement.
- Maintenance of the Conservation Area shall be in accord with Section 2.3 of the settlement agreement.
- Lighting systems for the Project will comply with Sections 2.5.1 and 2.5.2 of the settlement agreement.
- No plants described in Table 6-2 of the Western Riverside County Multiples Species Habitat Conservation Plan will be used in the Project landscaping. Only highly fire resistant landscaping will be used within 100 feet of the Conservation Area.
- Project noise (temporary and permanent) shall comply with all County of Riverside requirements.
- The design of the southern retention basin and Project street improvements will address Sections 2.5.5 and 2.5.7 of the settlement agreement.
- The Project will be built in accordance with LEED Silver standards.

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SECTION 3: PROJECT DESCRIPTION

3.1 Project Location

The Revised Project site is located south of Alessandro Boulevard, and west of Interstate 215 in unincorporated Riverside County (See Exhibit 3-1, *Regional Location Map*). Specifically, the Revised Project site is located at the southeast corner of Alessandro Boulevard and Gem Lane (See Exhibit 3-2, *Local Vicinity Aerial Map*). The site is within Section 16 of Township 3 South and Range 4 West in the Riverside East, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle, San Bernardino Base Meridian (See Exhibit 3-3, *Local Vicinity Topographic Map*). The central point of the Revised Project site was determined to have a latitude of 33°54'51.30" North and a longitude of 117°17'52.44" West.

3.2 Existing Conditions

3.2.1 - Existing Land Use

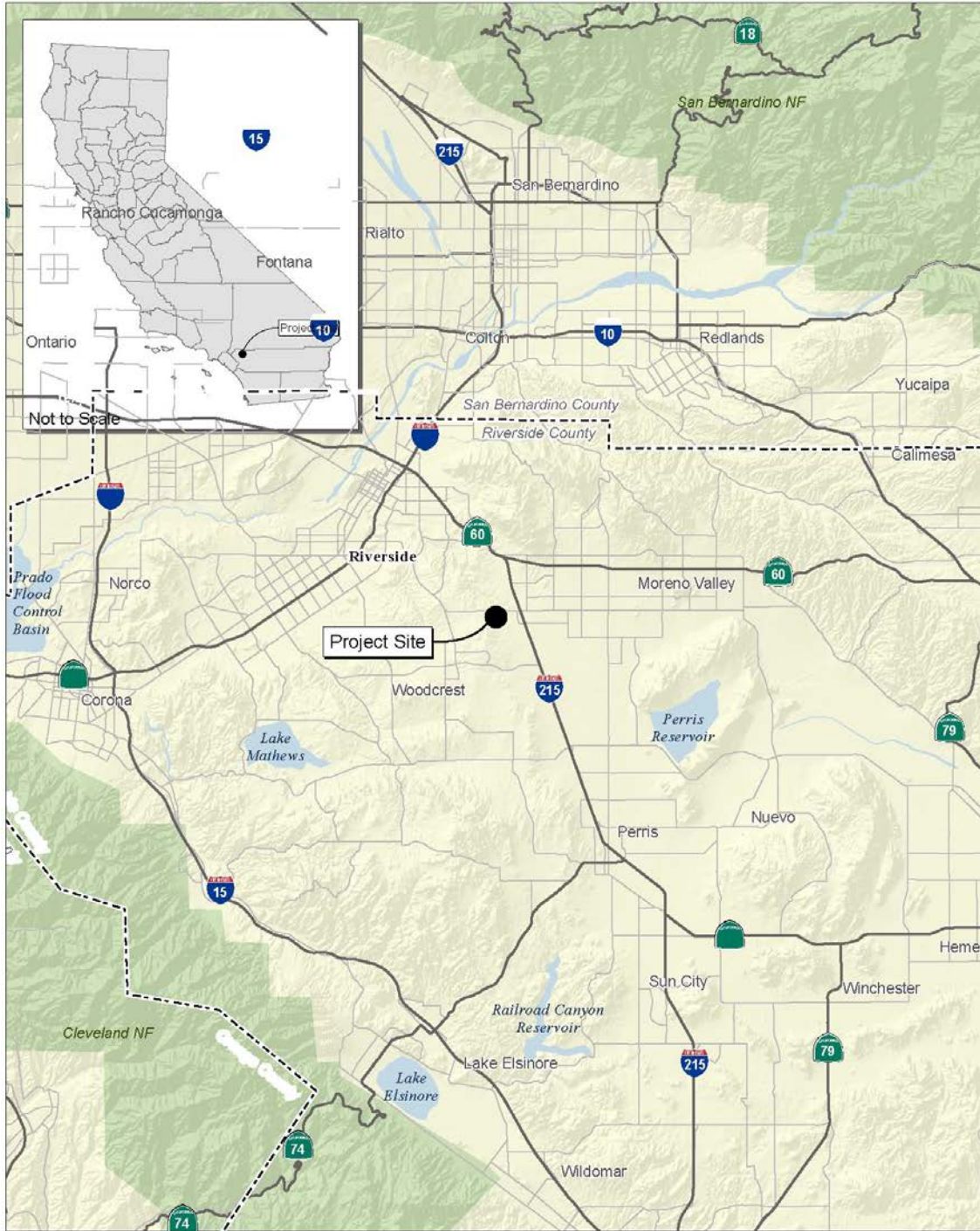
The Revised Project site is a vacant property with evidence of moderate to high human disturbance. Dirt access roads occur along the Revised Project site's eastern and western boundaries and two dirt roads bisect the central portion of the site. Significant dumping has occurred along the central portion of the eastern boundary.

Surrounding land uses include undeveloped land that is part of the Sycamore Canyon Park to the northwest, undeveloped land that is under the March Joint Powers Authority (MJPA) to the south and east, and residential development to the west. The site is bordered to the north by Alessandro Boulevard and partially to the west by Gem Lane. It should be noted that the MJPA land surrounding the Project Site to the south and east is referred to herein as the "Private Conservation Area" and includes the land described as "Preserved" in the Statement of Decision (Appendix F). This land is managed for habitat value by the Center for Natural Lands Management (CNLM) under an agreement with MJPA.

3.2.2 - Existing Landforms

The Revised Project site is located in a foothill-valley transition area south of Sycamore Canyon which is south of Box Springs Mountain. The site is located on a gentle northeast facing slope with an elevation of approximately 1,560 to 1,700 feet above mean sea level. Two small drainages are depicted on the Riverside East, California United State Geological Survey (USGS) 7.5-minute topographic map that runs on the northern and southern boundary of the Revised Project site. The site contains a number of sparsely located rocky outcrops.

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Source: Census 2000 Data, The CaSIL, MBA GIS 2008.



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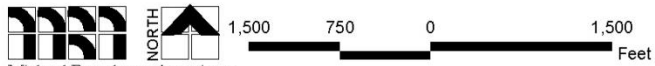
Exhibit 3-1
Regional Location Map

RIVERSIDE COUNTY EIR #510
 ALESSANDRO COMMERCE CENTRE

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Source: NAIP for Riverside County (2005).

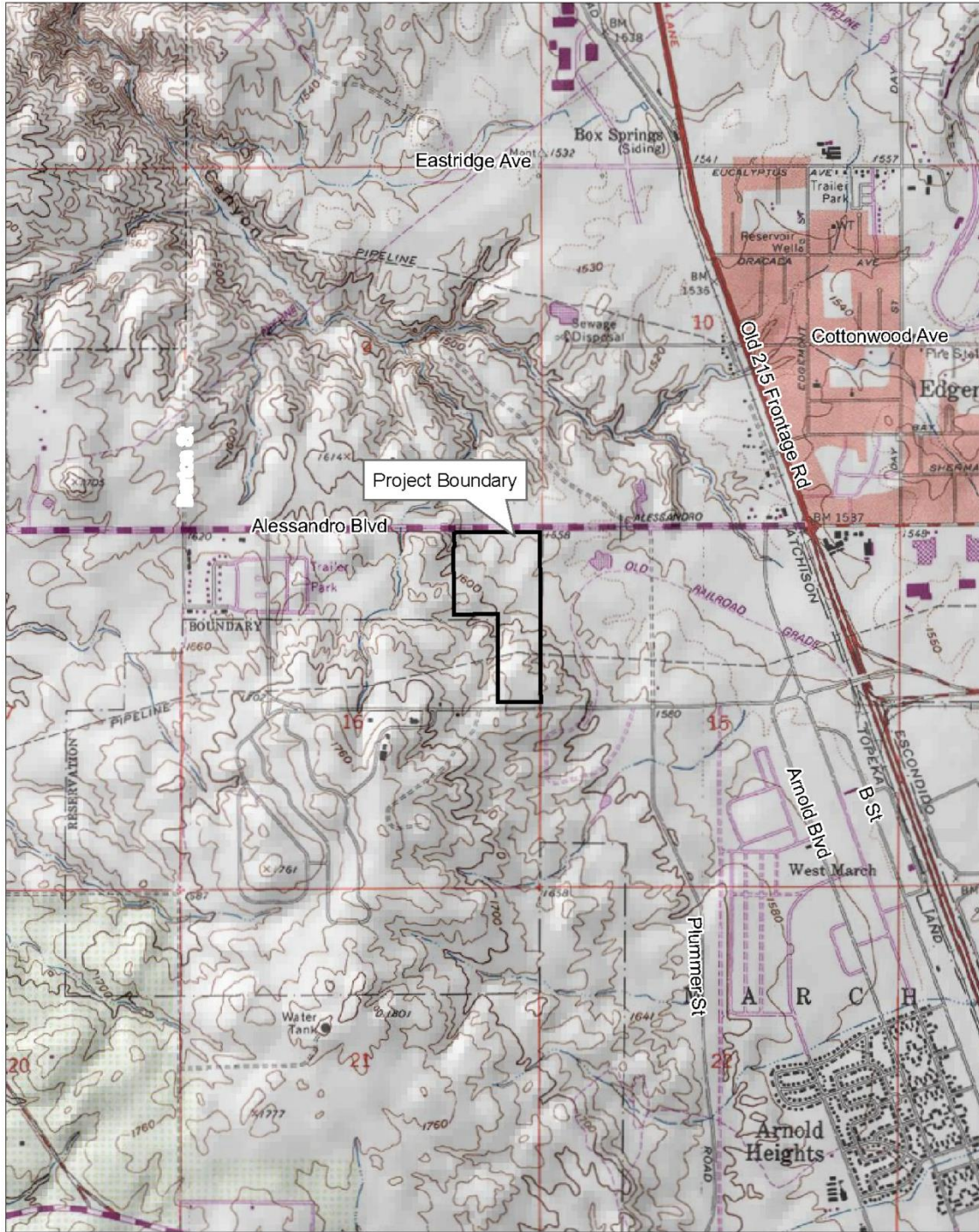


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Exhibit 3-2 Local Vicinity Aerial Map

RIVERSIDE COUNTY EIR #510
ALESSANDRO COMMERCE CENTRE

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Source: USGS Riverside East SE (1998) 7.5 DRG



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Exhibit 3-3
 Local Vicinity Topographic Map

RIVERSIDE COUNTY EIR #510
 ALESSANDRO COMMERCE CENTRE

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3.2.3 - Land Use Designations

The Revised Project site is designated for light industrial uses in the County's General Plan and zoning ordinance. As noted above, the MJPA land surrounding the Revised Project site to the south and east is referred to herein as the "Private Conservation Area". This land is managed for habitat value by the Center for Natural Lands Management (CNLM) under an agreement with MJPA.⁵ The Private Conservation Area is planned to remain vacant and serve as habitat for the Stephen's kangaroo rat. The land west of the site contains existing residential units. [The area to the north is under the jurisdiction of the City of Riverside and includes Sycamore Canyon with a variety of recreation and habitat resources.

3.3 Project Characteristics

3.3.1 - Original Project Background

The applicant, Amstar/Kaliber, LLC, originally proposed a mixed-use development of approximately 720,000 square-feet of warehouse/distribution/office/retail buildings in an area totaling approximately 54.4 gross acres. Subsequent to circulation of the Original EIR, the project has been revised and 814,630 square feet of all industrial (logistics and general warehouse) development is proposed on the same site as the Original Project.

3.3.2 - Description of the Original Project

The Alessandro Commerce Centre ("Original Project") proposed industrial and commercial development containing eight buildings, associated parking, and three detention basins (See Exhibit 3-4, *Proposed Site Plan*). The Project included a Tentative Parcel Map No. 35365, which was a Schedule E subdivision of 54.4 gross (51.21 net) acres into (6) industrial/commercial parcels; Parcel 1 -4.70 gross acres, Parcel 2 -9.90 gross acres; Parcel 3 -7.20 gross acres; Parcel 4 -12.0 gross acres; Parcel 5 -8.60 gross acres; Parcel 6 -8.80 gross acres. Additionally, Plot Plan No. 22925 proposed (8) buildings of approximately 258,100 square feet of office; 42,300 square feet of light industrial/multi-tenant; 409,400 square feet of industrial warehouse/distribution; 10,000 square feet of retail on a 54.4 gross (51.21 net) acre site with a total building area of approximately 720,000 square feet (floor area ratio of 0.32) including a 1,784 parking spaces and 974,727 square feet of landscaping area (approximately 40 percent). The site summary of the Original Project is shown below in Table 3-1.

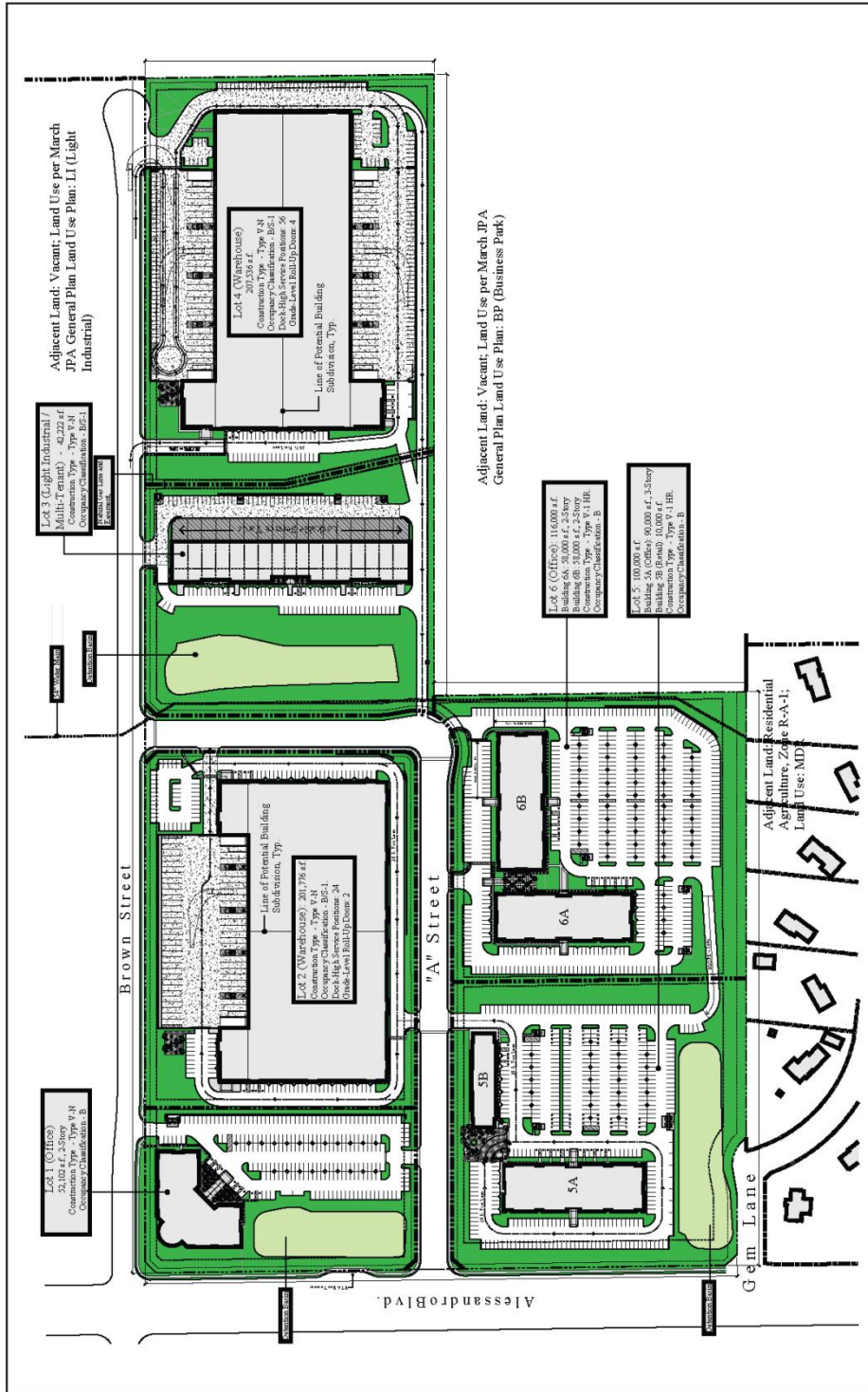
The grading activities during construction were not expected to disturb more than 5 to 10 percent of the total acreage of the site on any day. The maximum amount of grading per day was anticipated to be 2.7 to 5.4 acres. The construction would include grading/clearing activities, excavation and earth moving, construction of utilities both on-and off-site, foundations and footings, asphalt paving of access roads and application of architectural coatings on surfaces such as exterior walls and interior painting.

⁵ This was the only change to the existing baseline information in the Original EIR as directed by the Court in the Statement of Decision.

Table 3-1: Original Project - Site Summary

Lots	Building Areas (sq-ft)	Net Site Area (sq-ft)	Floor Area Ratio (%)	Parking Required* (Office Area)	Parking Provided	Parking Ratio (per sq-ft)	Landscape Percentage (Min 15%)
1	52,102	196,604	25.99	235	235	4.51	47.30
2	201,776	439,478	46.31	142	154	0.76	17.13
3	42,222	312,445	13.51	79	120	2.84	56.07
4	207,536	522,796	39.7	146	212	1.02	21.31
5	100,000	375,860	26.61	455	458	4.58	44.89
6	116,000	383,432	30.25	522	605	5.21	28.97
Total	719,636	2,230,615	32.26	1,579	1,784	2.48	39.7

*The Parking Required Tabulation is based on the following County standards
 Retail Space: 5.5 spaces / 1000 sq-ft of Net Leasable Floor Area (90% Efficiency Assumed)
 Office Space: 5.0 spaces / 1000 sq-ft of Net Leasable Floor Area (90% Efficiency Assumed)
 Warehouse Space: 0.5 spaces / 1000 sq-ft of Gross Floor Area.
 Note: The Landscape percentage includes the detention basins where applicable.



Source: Bastien and Associates, Inc. (September 2008).



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Exhibit 3-4
 Original Conceptual Site Plan
 RIVERSIDE COUNTY EIR #510
 ALESSANDRO COMMERCE CENTRE

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The Original Project required infrastructure improvements, which included extension of Brown Street along the site's eastern boundary and an interior access road through the center of the northern half of the Project site.

3.3.3 - Description of the Revised Project

The original mixed-use project described in section 3.3.2 above has been modified to include up to 814,630 square feet of the following industrial warehouse uses:

- Building 1 598,190 square feet (logistics warehousing)
- Building 2 216,440 (general or multi-tenant warehousing)

The Revised Project occupies 54.53 acres, same as the Original Project, and is built out to a Floor Area Ratio (FAR) of 0.43 within County standards. The Revised Project Conceptual Land Plan is shown in Figure 3-5. The Revised Project involves a lot line adjustment to rearrange the existing 4 lots with Lot 2 proposed for truck parking (i.e., no new warehouse building). The current site plan shows 581 parking spaces and includes two detention basins occupying 4.16 acres associated with buildings 1 and 2. The Revised Project is expected to generate 534 new employees.

Because the Revised Project would disturb most of the site (with the exception of the Private Conservation Easement), the grading and infrastructure activities described above for the Original Project, as presented at the end of Section 3.2.2, are similar for the Revised Project. Both the Original Project and the Revised Project would require approximately 100,000 cubic yards of fill to grade the site. In addition, the Revised Project would construct Brown Street to its full width south of Alessandro Boulevard, even though half of the right-of-way is within the adjacent MJP property to the east. The Revised Project will construct a 6-foot block wall at the top of slope along the western project boundary to provide an additional visual and noise buffer between the Revised Project and the existing residences.

The proposed industrial buildings of the Revised Project will be consistent with the development guidelines of the County's "Light Industrial" zoning category. The building height will be a maximum height of 45 feet at the corners for architectural treatments. Figure 3-6 provides architectural renderings of the proposed warehouse buildings.

Modifications to the Original Project

Statement of Decision. Pages 7 and 8 from the "Statement of Decision" from the CBD et al v. County of Riverside et al case (RIC 10009105) December 8, 2011 states that...

"...The Court finds that the DEIR's description of the surrounding physical conditions is otherwise improper. While the protections afforded the SKR may no longer legally exist, the record reflects that the Preserve property has nonetheless continued to exist since the Potrero swap-out. The Preserve property is owned by the March Joint Powers Authority and it managed by the Center for Natural Lands Management. The CNLM continues to provide various monitoring programs for various sensitive bird species such as least Bell's Vireo and burrowing owl (AR 8577). The Preserve property consists of 1,178 acres which includes

grasslands, wetlands, and riparian habitat. Despite comments and concerns as to the Project's effects on these environmental and biological resources, the EIR refused to recognize the need to address the Preserve property with regard to these features."

The Revised Focused DEIR includes in the biological baseline the CNLM management responsibilities for the MJPA property adjacent to the Revised Project Site (see DEIR Section 4.4, *Biological Resources*) as it pertains to the Private Conservation Area that surrounds the Revised Project Site to the south and east owned by the MJPA.

Settlement Agreement. The Settlement Agreement (Revised DEIR Appendix G) indicates the Revised Project will have a 200-foot wide open space/conservation easement established along the western portion of the site. This easement is labeled an "environmental corridor" on Figure 3-5, *Revised Conceptual Site Plan*. The purpose of this easement or corridor is to help establish a connection between the MJPA SKR⁶ habitat conservation lands south of Alessandro Boulevard and the SKR habitat land in the Sycamore Canyon Nature Park north of Alessandro Boulevard. The proposed easement is consistent with the Settlement Agreement which is a result of the Superior Court Statement of Decision (Revised DEIR Appendix F) requiring revisions to the environmental baseline. In addition, the developer will provide an endowment to maintain and monitor conditions in the easement in perpetuity.

Project Analysis Requested by MJPA. During the public review process of the Original DEIR, the MJPA requested more detailed information on potential impacts to MJPA property that might result from construction of the Revised Project and Brown Street. Based on the revised land plan, approximately 2.4 acres of land under MJPA authority may be impacted on either temporary or permanent basis by the construction of Brown Street (see Figure 3-7). To provide the additional information requested by MJPA, LSA Associates assessed biological and cultural resources on the adjacent MJPA property with the approval of MJPA. These studies were used to complete the appropriate sections of the Revised Focused DEIR. In addition, LSA Associates also updated the Jurisdictional Delineation for the Revised Project, highlighting any potential impacts on the adjacent MJPA property as a result of constructing Brown Street. In addition, the Landscaping Plan is shown in Figure 3-8.

Temporary Rock Crushing Plant on Lot 3. It is possible that a temporary rock crushing facility will be needed during grading of the site for the Revised Project. If needed, this facility would be located on Lot 3 in the southern end of the site, approximately 880 feet from the closest residence (to the northwest). Additionally, if this option was utilized at some point in the future, it would be limited to construction activities only and would cease once the site becomes operational. A supplemental noise assessment was prepared for this facility and is included in Appendix D of this Revised Focused DEIR. Potential noise impacts of this facility are addressed in Section 4.11 of this Revised Focused DEIR and given the speculative nature of such a facility, would represent a worst-case scenario. No separate permit is required for this facility as part of project construction.

⁶ Stephen's kangaroo rat, a federally endangered species found in western Riverside County

Figure 3-5 New Conceptual Land Plan

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Figure 3-6 Architectural Renderings of Revised Project

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Figure 3-7 Dedication Easements (March JPA Property)

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Figure 3-8: Landscaping Plan

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3.4 Project Objectives and Approvals

3.4.1 - Project Objectives

The following are the development objectives for the Alessandro Commerce Centre Project (Revised Project) to serve as the basis for considering the associated environmental impacts.

1. Develop a vacant and underutilized lot in a unique and innovative way in order to spur economic development and employment opportunity in the area.
2. Provide a light-scale industrial ~~commercial and~~⁷ Project in the western portion of the County that would provide opportunities for a range of employment with transportation of goods and services.
3. Create a cohesive identity for the Project site, and provide a consistent Project theme, development standards and design guidelines that allow design flexibility to respond to market needs under the County's General Plan zone designation of Light Industrial (LI).
4. Provide a reasonable transition of land use from existing residential development on the west to planned industrial and business park uses on the east.
5. Be consistent with and implement the policies and goals of the County's General Plan, Development Code and development guidelines and policies.
6. Design and landscape the project to create an aesthetically pleasing industrial center.

3.4.2 - Required Approvals

The County of Riverside has primary governmental authority for the approval and supervision of the Revised Project. As such, the County is the Lead Agency for this Revised Focused DEIR, as defined under CEQA, and is responsible for completing this EIR and assessing and disclosing the potential environmental consequences associated with Project implementation. Additional discretionary actions would also be required of other governmental entities. This EIR is intended to serve as the CEQA compliance document for any necessary Project approvals by the County and other agencies. The anticipated approvals required for the Revised Project are noted below in Table 3-2.

⁷ The Revised Project does not have any commercial uses which were proposed under the Original Project

Table 3-2: Actions and Approvals

Lead Agency	Action
The County of Riverside	Approval of the Revised Project (Revised Focused EIR; Plot Plan # 25422; Environmental Assessment # 42616; and blasting permit if necessary that includes neighbor notification)
Responsible Agencies	Action
California Department of Fish and Game	Section 1602 Streambed Alteration Agreement
U.S. Army Corps of Engineers	Section 404 Nationwide Permit
Regional Water Quality Control Board	Section 401 Water Quality Certification
Federal Aviation Authority	Form 7460-1
Airport Land Use Commission	Consistency Determination with March ARB Plan
March Joint Powers Authority	Encroachment Permit and Easement for Brown Street and related drainage improvements

SECTION 4: ENVIRONMENTAL IMPACT ASSESSMENT

Organization of Issue Areas

This Revised Focused DEIR provides analysis of impacts for those environmental topics where it was determined in the Environmental Assessment, as provided in Appendix A of the Original EIR, and/or through subsequent analysis that implementation of the Revised Project could result in “potentially significant impacts” Sections 4.1 through 4.16 discuss the environmental impacts that may result with approval and implementation of the Revised Project.

Issues Addressed in this Revised Focused DEIR

The following environmental issues are addressed in this chapter. Comments will be accepted on these sections as a result of changes to the Proposed Project (i.e., the Revised Project):

4.1 Aesthetics	4.9 Land Use & Planning
4.2 Agriculture	4.10 Mineral Resources
4.3 Air Quality	4.11 Noise
4.4 Biological Resources	4.12 Population & Housing
4.5 Cultural Resources	4.13 Public Services & Recreation
4.6 Geology and Soils	4.14 Transportation
4.7 Hazards & Hazardous Materials	4.15 Utilities
4.8 Hydrology & Water Quality	4.16 Greenhouse Gas Emissions

Each environmental issue addressed in Sections 4.1 through 4.16 contains a description including:

1. Existing Conditions
2. Original EIR Impacts
3. Original vs. Revised Project
4. Revised Focused DEIR
5. Mitigation Measures
6. Conclusions

The heading and conclusion for each section (4.1 through 4.16) will clearly indicate whether the environmental impacts of the Revised Project remain the same or less than the Original Project, and if any changes are needed to mitigation measures outlined in the Original EIR.

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4.1 Aesthetics

**** This section is being recirculated for additional public comment due to changes in the appearance of the project from that analyzed in the Original EIR; the conclusions regarding impacts remain the same as was determined in the Original EIR, and no mitigation measures are required ****

Existing Conditions. The project area is on a vacant property, in a foothill-valley transition area south of Sycamore Canyon. The project site shows evidence of high human disturbance, including illegal dumping. The project site is also located within the boundaries of the Lake Mathews/Woodcrest Area Plan, where policy direction is dictated by the County of Riverside General Plan. The project site is not subject to special lighting policies related to the protection of Mt. Palomar Observatory because it is not within 30 miles of the observatory. There are also no current sources of lighting within the project site. The only existing light in the area is along Alessandro Boulevard and existing residential homes on the western side of the project site.

Original EIR Impacts. The Original Project was found to be consistent with the surrounding development and the views of Sycamore Canyon and Box Springs Mountains would not be affected. The Original EIR determined the project would not create significant injury or damage to the surround landscape or block vista views. The site also has no unique features or landmarks that would be affected by the Original Project. The project would be consistent with adjacent uses, zoning, General Plan, and development standards for the County.

The Original Project complied with the County's nighttime lighting ordinance, so it will not significantly impact surrounding residential property. All potential aesthetic impacts of the Original Project listed below were found to be less than significant and did not require mitigation:

- Scenic Vistas
- Scenic Resources
- Visual Character
- Light and Glare

These conclusions were based on the types, heights, and locations of buildings proposed in under the Original Project, including commercial retail, office, and warehousing, relative to existing housing to the west.

Original vs. Revised Project. The Revised Project proposes two warehouse buildings in lieu of the original mixture of commercial retail, office, and warehouse uses. The original land use plan proposed eight total buildings with the following four buildings closest to the existing residential uses (in Parcel 1), while the buildings in Parcels 2 and 3 are relatively similar to that on Lot 3 of the Revised Project:

- Building 5A – 90,000 square feet of offices with 2.5 stories (34 feet);
- Building 5B – 10,000 square feet of retail uses with 1 story (16 feet);
- Building 6A – 58,000 square feet of office uses with 2.5 stories (34 feet); and
- Building 6B – 58,000 square feet of offices with 2.5 stories (34 feet).

The Revised Project now proposes a single warehouse building with 598,190 square feet of warehousing with a maximum height of 45 feet on Lot 1 (i.e., closest to the existing residences) and a new warehouse building with 216,440 square feet on Lot 3. The larger new building on Lot 1 will have no parking or loading docks along the west side of the building facing the existing residential uses. The smaller building on Lot 3 is approximately 800 feet from the existing residences to the west and its loading docks do face west. The maximum building height for the Revised Project is 45 feet compared to 34 feet under the Original Project, so there is an increase of 11 feet over the Original Project. However, there will be a minimum 200-foot wide private conservation easement which will serve as a buffer between the large warehouse building on Lot 1 and the existing residences. In addition, the Revised Project will construct a 6-foot block wall at the top of slope along the western project boundary adjacent to the existing residences to help provide an additional buffer between the Revised Project and the existing residences. Figure 4-1 shows sight lines of the Revised Project from surrounding areas, including the residences to the west and Alessandro Boulevard to the north.

Both the Original Project and Revised Project include offsite improvements on the MJPA property adjacent to the eastern boundary of the site for the construction of Brown Street and related drainage improvements.

Impact Analysis of the Revised Project.

The following analysis is based on the four CEQA Guidelines significance criteria for Aesthetics: a) scenic vistas; b) scenic resources; c) visual character; and d) light and glare.

Impact AES-1 Have a substantial adverse effect on a scenic vista?

The County of Riverside General Plan does not identify any specific scenic vistas on the Project site. The site and existing residences do have views of the mountains to the north and northeast, especially in the higher elevations to the south. The primary scenic vistas visible from the Project site and surrounding land uses are Sycamore Canyon and Box Springs Mountain. However, as was determined in the Original EIR for the Original Project, the Revised Project is consistent with surrounding development, and the overall views of Sycamore Canyon and Box Springs Mountain from the surrounding area would not be marred, and therefore would not result in a significant impact. The proposed warehouse buildings on Lots 1 and 3 under the Revised Project will have a maximum height of 45 feet which is 11 feet higher than the buildings proposed under the Original Project, however, the new warehouse building would be set back 200 feet further to the east than the original buildings, reducing their potential to block views from the existing residences. Existing views to the east, toward the hills east of Moreno Valley, would be partially obscured by the placement of a 6-foot block wall along the top of slope east of the residences. This wall will block views of the new proposed buildings but will not block scenic views further to the north and northeast (see previous Figure 3-6b for an architectural rendering of Building 1 from the west (facing the residences), and the following Figure 4-1 for site lines and sections (top-most section shows the view from the existing residences). Thus, the Revised Project will not have a significant impact on scenic vistas, similar to the conclusion for the Original Project in the Original EIR.

Figure 4-1 Site Lines and Site Sections

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Impact AES-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The Revised Project will convert existing, vacant land to various light industrial uses. Similar to the Original Project, construction of the Revised Project will result in the removal of several existing rocky outcroppings located on the site. Accordingly, development of the Project will change the current landscape and natural vistas of the site. It should be noted there are no trees or historical buildings onsite, and the I-215 Freeway to the east is not a designated scenic highway, and there would only be limited views of the Revised Project from the I-215 Freeway a half mile to the east due to distance, intervening topography, and buildings.

Notwithstanding the permanence of these impacts, the changes are not considered to be substantial in the context of creating significant injury or damage to the prevailing and surrounding landscape. Specifically, the Project site does not contain unique features or landmarks that will be affected by development of the Revised Project. Moreover, development of the Revised Project will not block, obstruct or impede visual access to any identified or designated scenic vistas, features or views located in proximity to the Project site. As with the Original Project, the design, layout and elements of the Revised Project comply with local design codes and will be aesthetically appropriate for the site and the surrounding area. The previous Figures 3-6a and 3-6b show elevations of the proposed warehouse buildings, the previous Figure 3-8 shows the proposed landscaping plan, and the previous Figure 4-1 shows how the proposed 6-foot block wall along the western property boundary will effectively block views of the Revised Project, mainly the large warehouse building proposed on Lot 1. As was determined in the Original EIR for the Original Project, development of the Revised Project is not expected to create significant aesthetic impacts that are detrimental to the site or the surrounding community and environment.

Impact AES-3 Substantially degrade the existing visual character or quality of the site and its surroundings?

Two of the buildings in the Original Project were proposed to be located within 200 feet of the existing residential uses to the west. The Revised Project proposes two warehouse buildings the larger of which (the northern-most one on Lot 1) will be separated from the existing residential uses by approximately 245 feet, including minimum 200 feet as part of the biological conservation easement (see Section 3.3.3 and Figure 3-8). The Original Project proposed many smaller buildings with hundreds of parking spaces closer to the existing residential uses, while the Revised Project would have two warehouse buildings further from the existing residences. Lot 2 will be used for trailer parking or storage and will comply with the County's standard site screening requirements which will provide a sufficient visual buffer for residences to the west. The Revised Project incorporates terms in the Settlement Agreement addressing aesthetic impacts, and the County's recently passed nighttime lighting ordinance must be followed. Due to the design of the Revised Project requiring compliance with the foregoing, the Revised Project would not substantially degrade the existing visual character of the site or surrounding residential property. Thus, as was determined in the Original EIR for the Original Project, the Revised Project will not significantly impact surrounding residential property.

Impact AES-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Development of the Revised Project will include the installation and operation of new lighting features (e.g., parking area lamps) that will increase light levels upon and in proximity to the Project site. However, these new sources of light are not expected to generate excessive or inordinate light spill or glare that could adversely affect daytime and/or nighttime views in the area. Moreover, the Revised Project will be required to comply with the County lighting ordinance, which will further mitigate potential light impacts. Accordingly, as was determined in the Original EIR for the Original Project, development of the Revised Project is not expected to produce significant lighting impacts that would adversely affect views.

As was the case with the Original Project, the Revised Project has the potential to impact the residential neighborhood to the west, by introducing light incursion and glare from the Revised Project's building and street/parking lights. As mentioned above, the Revised Project will be required to comply with County lighting ordinance, which will direct potential light and glare away from existing uses to the extent feasible. Although the new proposed warehouse buildings of the Revised Plan are larger and taller than the original commercial/office buildings in the Original Plan, the requirements of the private conservation easement will restrict onsite lighting especially for the larger warehouse building on Lot 1, so lighting impacts will likely be reduced from those identified in the Original EIR.

At this time it is not anticipated that the warehouse buildings will operate 24 hours a day, 7 days a week, but it is possible since the project is speculative and no specific building users have yet been identified. The west sides of the warehouse buildings (i.e., that face the existing residences) would in any event have security night lighting that will meet the County lighting requirements and will be directed toward the ground and/or away from neighboring residential uses. However, operation of either warehouse building on a 24/7 schedule would incrementally increase lighting impacts since loading docks could be utilized all night and onsite truck traffic may access the site all night.

Accordingly, as was determined in the Original EIR for the Original Project, development of the Revised Project is not expected to expose residential property to unacceptable light levels. Therefore, construction and operation of Brown Street and related drainage improvements will not create any significant aesthetic impacts that were not identified in the Original EIR.

Mitigation Measures. None proposed in Original EIR or Revised Focused DEIR.

Conclusions. As was the case for the Original Project as set forth in the Original EIR, the Revised Focused DEIR concludes that all aesthetic impacts of the project will be less than significant, based on the proposed design of the Revised Project (including the private conservation easement and new block wall to be constructed adjacent to the existing residences to the west) and compliance with existing County development standards for the Revised Project. No mitigation measures were proposed in the Original EIR, and the Revised Focused DEIR concludes that aesthetic impacts of the Revised Project will be similar or equivalent to those of the Original EIR. These conclusions are the same that were reached in the Original EIR for the Original Project.

4.2 Agricultural Resources

**** The analysis in the Original EIR is valid per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted, and no mitigation is required. ****

Existing Conditions. In the past the project site has never supported agriculture. The project site also contains mostly sandy loam soils. Although the project site contains 2.53 acres of Farmland of Local Importance, the project would have a less than significant impact because of the infeasibility of agriculture due to the small acreage, the extensive amount of exposed bedrock, and the majority of the site being classified as either class IV or VII soils. The project site is not subject to any Williamson Act contracts (i.e., agricultural preserves). The lands to the south and east (i.e., MJPA property) are vacant but have not and are not being used for agriculture. The land to the west is existing residential development, while the land to the north supports existing and approved commercial and business park development.

Original EIR Impacts. The EIR concluded that development of the project site would not impact any agricultural uses, either on the project site or in the surrounding area. Therefore, the following environmental impacts were found to be less than significant and did not require mitigation:

- Convert Farmland to Non-Agricultural Use
- Conflict with Existing Zoning or Williamson Act Contract
- Other Changes Resulting in Farmland Conversion to Non-Agricultural Use

These conclusions were based on the lack of historical or ongoing agricultural uses on the project site or in the surrounding area.

Original vs. Revised Project. The Original Project proposed full development of the project site, as does the Revised Project. Both the Original Project and Revised Project include offsite improvements on the MJPA property adjacent to the eastern boundary of the site for the construction of Brown Street and related drainage improvements.

Revised Focused Draft EIR. The Revised Project proposes full development of the project site, similar to the Original Project, including construction of Brown Street and related drainage improvements. Impacts to agricultural uses are therefore expected to be equivalent to those outlined in the Original EIR. As discussed in the prior Original EIR, the Revised Project will not impact any ongoing agricultural uses or operations. The project site is not currently being utilized for agricultural uses and has not been utilized in the past for such use. The 2.53 acres only represent a very small and isolated portion of farmland of local importance in the east-central portion of the site adjacent to Brown Street

Mitigation Measures. None proposed in Original EIR or Revised Focused DEIR.

Conclusions. The Revised Focused DEIR concludes that all agricultural impacts of the project will be less than significant due to the lack of agricultural soils, zoning, and activity which is the same conclusion that was reached in the Original EIR for the Original Project.

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4.3 Air Quality

**** This section is being recirculated for additional public comment due to changes in the project that will result in air pollutant emissions that are less than and/or slightly different from those estimated in the Original EIR, and some of the mitigation measures were modified to address current SCAQMD requirements ****

Existing Conditions. The Project site is located within the incorporated area of the County of Riverside, and within the Southern California Air Basin (SoCAB) within SRA 23. Existing air quality within the vicinity of the Project site can be documented from the air quality data collected by the SCAQMD. The SoCAB where the Project would be located has been designated as a State and federal non-attainment areas for ozone, PM₁₀, and PM_{2.5}.

Original EIR Impacts – Less Than Significant Impacts. The Original EIR determined that there would be a less than significant impact from odors due to the speed at which diesel exhaust and VOCs would disperse from the project site. The Original EIR concluded that environmental impacts related to odors were found to be less than significant and did not require mitigation. The Original EIR determined that the Original Project would not contribute substantially to projected air quality violations of ozone. Finally, it was determined in the Original EIR that the Project would not create CO hot spots, and therefore would not exceed federal or State CO air quality standards.

Original EIR Impacts – Significant Impacts. The Original EIR concluded the Original Project would have the following significant air quality impacts: (1) exceed the SCAQMD's short-term VOC regional emission threshold due to the emissions generated during the application of architectural coatings and painting during construction; (2) regional operational emissions (VOC, NO_x, CO, and PM₁₀) would exceed SCAQMD's thresholds due to the mobile sources that will be emitted by the Project each day; (3) exceed the SCAQMD's LSTs for PM₁₀ and PM_{2.5} thresholds, but would not exceed the SCAQMD's localized significance thresholds; (4) project is not fully consistent with the Air Quality Management Plan (AQMP); and (5) cumulative impact on air quality would exceed SCAQMD's regional thresholds for VOC during construction and VOC, NO_x, and PM₁₀ during operations.

Original Project Impacts Summary. Project construction emissions exceeded SCAQMD thresholds so mitigation measures were required. Even after mitigation, short-term VOC emissions during construction would still be significant and unavoidable. In addition, project operational emissions exceeded SCAQMD thresholds so mitigation measures were required. Even after mitigation, impacts from ROG, NO_x, CO, and PM₁₀ were determined to still be significant and unavoidable. Finally, the Original Project would not exceed levels of exposure to diesel particulate matter, SCAQMD's cancer risk, or CO hotspots, however, the impact to sensitive receptors was determined to be significant and unavoidable because the project would exceed SCAQMD's construction-related Localized Significance Thresholds (LSTs) for PM₁₀ and PM_{2.5}.

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. Both the Original

Project and Revised Project include offsite improvements on the MJPA property adjacent to the eastern boundary of the site for the construction of Brown Street and related drainage improvements.

Impact Analysis of the Revised Project. The following analysis is based on the five CEQA Guidelines significance criteria for Air Quality: (a) air quality plan; (b) air quality standards/violations; (c) cumulative criteria pollutants; (d) sensitive receptors; and (e) odors.

Impact AQ-1: Conflict with or obstruct implementation of the applicable air quality plan?

A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. It fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans.

The Air Quality Management Plan (AQMP) for the South Coast Air Basin is based on regional growth projections developed by the Southern California Association of Governments (SCAG). The proposed project is a warehousing project that meets the “regionally significant” project criteria under CEQA; therefore, it meets the SCAG’s Intergovernmental Review (IGR) criteria. The proposed land use is consistent with the General Plan and zoning designations for the project site (Light Industrial), therefore, the project is consistent with SCAG growth projections that are the basis of the AQMP and so is consistent with the AQMP in this regard.

However, the Revised Project would still exceed daily NO_x emission thresholds established by the SCAQMD even with the reduced emissions after mitigation (see following AQ-2 discussion). Therefore, both the Original Project and Revised Project would have significant and unavoidable impacts relative to the AQMP.

Impact AQ-2: Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Construction emission impacts of the Revised Project would be reduced compared to the impacts from the Original Project. The entire site is still being developed with the exception of the private conservation easement. The major change is an increase in total square footage of development from 720,000 square feet to 814,630 square feet. The construction emissions for the Original Project were projected to be significant and unavoidable because they exceeded the daily SCAQMD threshold for Volatile Organic Compounds (VOC), as shown in Table 4.3.A, even with mitigation but using the older URBEMIS emission estimation model (current at that time).

Table 4.3.A: Original Project - Short-Term Regional Construction Emissions With Mitigation

Construction Phase	Emissions (lbs/day)							
	VOC	NO _x	CO	SO ₂	PM ₁₀ Exhaust	PM ₁₀ Dust	PM _{2.5} Exhaust	PM _{2.5} Dust
Demolition	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Site Grading	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Building Construction + Architectural Coatings	137.7	21.7	35.2	0.0	1.5	0.1	1.4	0.1
Asphalt Paving	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Peak Daily Emissions	137.7	21.7	35.2	0.0	1.6		1.5	
SCAQMD Thresholds	75	100	550	150	150		55	
Significant Emissions?	Yes	No	No	No	No		No	

Source: Table 14, Michael Brandman Associates, 2008 (Original DEIR Appendix B) using URBEMIS.

CO = carbon monoxide
lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

SO_x = sulfur oxides

PM₁₀ = particulate matter less than 10 microns in size

ROG = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

In contrast, construction emissions of the Revised Project would not exceed any daily SCAQMD thresholds, so its short-term impacts would be less than significant (i.e., reduced impacts from those of the Original Project). Projected construction emissions of the Revised Project, using the latest CalEEMod emission estimation program and with mitigation, are shown in Table 4.3.B.

Table 4.3.B: Revised Project - Short-Term Regional Construction Emissions With Mitigation

Construction Phase	Total Regional Pollutant Emissions, lbs/day						
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	CO ₂ e
Demolition	2.3	43	32	0.066	4.4	1.5	6,700
Site Preparation	1.3	35	24	0.042	7.7	4.4	4,300
Grading	2.0	51	39	0.064	4.3	2.2	6,700
Building Construction	5.0	40	58	0.12	6.1	2.5	11,000
Architectural Coating	2.3	2.7	6.3	0.015	0.863	0.273	1,200
Paving	1.6	20	18	0.024	0.47	0.367	2,500
Peak Daily Emissions	8.9	63	82	0.16	7.7	4.4	15,000
SCAQMD Thresholds	75	100	550	150	150	55	No Threshold
Significant Emissions?	No	No	No	No	No	No	

Source: LSA Associates, Inc., June 2015.

Assumes the Building Construction, Architectural Coating and Paving phases overlap.

CO = carbon monoxide

CO₂e = carbon dioxide equivalent

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

ROG = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

The air operational pollutant emissions for the Original Project and Revised Project are shown in Tables 4.3.C through 4.3.E. It should be noted that the emissions of the Original Project were estimated using the older URBEMIS computer model (but which was current at that time), while the emissions of the Revised Project are calculated using the newer CalEEMod computer model (RFDEIR Appendix C). As summarized in Table 4.3.E, operational emissions for the Original Project were projected to exceed the SCAQMD daily thresholds for ROG (as VOC at that time), NO_x, CO, and PM₁₀. This estimate was based on the URBEMIS software, which was required at the time the Original EIR was prepared. By comparison, Table 4.3.E shows that the Revised Project would only be significant for NO_x using the most current CalEEMod software. Therefore, the Revised Project's emissions will be significant for operational emissions for NO_x only, and ROG, CO, and PM₁₀ will no longer represent significant regional air quality impacts. The estimate of operational emissions using CalEEMod for the Revised Project includes implementation of Mitigation Measures AQ-1a through AQ-1n outlined later in this section.

Table 4.3.C: Operational Air Quality Impacts of the Original Project Using the Older URBEMIS Program

Category	Pollutant Emissions, lbs/day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	5	4	11	0	0	0
Mobile Vehicles	84	136	939	1	162	32
Total Emissions	89	140	950	1	162	32
SCAQMD Thresholds	55	55	550	150	150	55
Original Project Significant?	Yes	Yes	Yes	No	Yes	No

Source: Table 4.3-12, Regional Operational Emissions (Mitigated), Michael Brandman Associates, 2008

CO = carbon monoxide
 lbs/day = pounds per day
 NO_x = nitrogen oxides
 PM_{2.5} = particulate matter less than 2.5 microns in size
 PM₁₀ = particulate matter less than 10 microns in size
 ROG = reactive organic gases reported in 2008 MBA report as VOC which are equivalent
 SCAQMD = South Coast Air Quality Management District
 SO_x = sulfur oxides
 URBEMIS – Urban Emissions Software used by SCAQMD that was replaced in 2012 by CalEEMod

Table 4.3.D: Revised Project - Long-Term Regional Operational Emissions With Mitigation

Category	Pollutant Emissions, lbs/day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	21	0.0014	0.15	0.00001	0.00053	0.00053
Energy	0.041	0.38	0.32	0.0023	0.029	0.029
Mobile	14	100	220	0.60	41	12
Total Project Emissions	35	100	220	0.60	41	12
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	Yes	No	No	No	No

Source: LSA Associates, Inc., June 2015.

CO = carbon monoxide
 lbs/day = pounds per day
 NO_x = nitrogen oxides
 PM_{2.5} = particulate matter less than 2.5 microns in size
 PM₁₀ = particulate matter less than 10 microns in size

ROG = reactive organic compounds (similar to VOC)
 SCAQMD = South Coast Air Quality Management District
 SO_x = sulfur oxides

Table 4.3.E: Long-Term Regional Operational Emissions with Mitigation – Original Project using URBEMIS Program and Revised Project Using Current CalEEMod Program

Category	Pollutant Emissions, lbs/day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Original Project Emissions						
Area Sources	5	4	11	0	0	0
Mobile Sources	84	136	939	1	162	32
Original Project Total	89	140	950	1	162	32
Revised Project Emissions	35	100	220	0.6	41	12
SCAQMD Thresholds	55	55	550	150	150	55
Original Project Significant?	Yes	Yes	Yes	No	Yes	No
Revised Project Significant?	No	Yes	No	No	No	No

Source: Table 4.3.A above, and LSA Associates, Inc., June 2015 (see tables in Appendix C).

CO = carbon monoxide

ROG = reactive organic compounds (similar to VOC)

lbs/day = pounds per day

SCAQMD = South Coast Air Quality Management District

NO_x = nitrogen oxides

SO_x = sulfur oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

In addition to estimating impacts using the daily thresholds, Tables 4.3.F and 4.3.G below indicate that the Revised Project will also not exceed the Local Significance Thresholds (LSTs) established by the SCAQMD for either construction or operation of the project. The LST analysis provides a separate site-specific calculation of project impacts based on proximity to sensitive receptors instead of regional emission impacts addressed by daily thresholds.

Table 4.3.F: Local Significance Thresholds for Construction Activities

On-Site Emissions Sources	Onsite Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Construction Equipment	75	49	10	6.6
LST Thresholds	419	4,704	73	22
Significant Emissions?	No	No	No	No

Source: LSA Associates, Inc., March 2015.

SRA: Metropolitan Riverside County, 5 acres, 450 foot distance

CO = carbon monoxide

PM_{2.5} = particulate matter less than 2.5 microns in size

lbs/day = pounds per day

PM₁₀ = particulate matter less than 10 microns in size

LST = Localized Significance Threshold

NO_x = nitrogen oxides

Table 4.3.G: Local Significance Thresholds for Operational Activities

Emissions sources	Onsite Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Onsite emissions	5.5	12	2.1	0.6
LST Thresholds	419	4,704	17	5.5
Significant Emissions?	No	No	No	No

Source: LSA Associates, Inc., March 2015.

SRA: Metropolitan Riverside County, 5 acres, 450 foot distance

CO = carbon monoxide

lbs/day = pounds per day

LST = Localized Significance Threshold

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

Impact AQ-3: 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

As described in the preceding Impact AQ-2 analysis, long-term air pollutant emissions from the Revised Project will still be significant for NO_x, which is a criteria air pollutant for which the region is in non-attainment, so mitigation is required. Mitigation Measures AQ-1a through AQ-1n will substantially reduce⁸ long-term project emissions for NO_x, but will not reduce them to less than significant levels. Therefore, impacts related to this issue are considered significant. This is the same conclusion as reached in the Original EIR for the Original Project except that the Original Project was significant for VOC (now reported as ROG).

Impact AQ-4: Expose sensitive receptors to substantial pollutant concentrations?

A screening health risk assessment (HRA) was conducted of toxic air contaminant (TAC) emissions from estimated Revised Project operations. The only TAC known to be emitted during the operations of the Revised Project would be diesel exhaust particulate. Based on the traffic studies of the Original Project and the Revised Project, the greatest amount of diesel trucks expected for either development scenario are estimated at 779 truck trips per day. Using the EMFAC2011 idling emissions factor of 0.108 grams per hour for T7 trucks, and assuming that the average amount of idling per trip would be 10 minutes, a screening HRA was conducted. This HRA determines the health risk level at distance from the loading dock. Table 4.3.H shows the predicted health risk levels at various distances from the diesel trucks operating area on the Project site.

⁸ From 110 to 100 pounds per day (-9%) as shown in Appendix C.

Table 4.3.H: Health Risk Assessment for the Revised Project

Distance from Truck-Building Operating Areas to Sensitive Receptor Meters (Feet)	Carcinogenic Inhalation Health Risk (number in a million)	Chronic Inhalation Health Index
130 (435)	0.235	0.000087
140 (465)	0.212	0.000078
150 (495)	0.192	0.000071
160 (525)	0.174	0.000064
170 (565)	0.158	0.000058
180 (595)	0.144	0.000053
190 (625)	0.141	0.000052
200 (665)	0.14	0.000052
300 (985)	0.109	0.00004
400 (1,315)	0.08	0.00003
500 (1,645)	0.06	0.000022
600 (1,975)	0.047	0.000017
700 (2,305)	0.038	0.000014
800 (2,625)	0.031	0.000012
Thresholds	10	1.0

Source: LSA Associates, Inc., June 2013.

The Revised Project site plan indicates the closest residence to a truck loading dock is 450 feet. Table 4.3.H shows that the peak carcinogenic risk is 0.235 in a million or less even at a 435 foot distance, with the threshold of significance set at 10 in a million. The peak chronic risk is well under the threshold of 1.0. This shows that even using the very conservative modeling techniques of assuming all 779 daily trucks are the largest T7 diesel-type, all spend 10 minutes idling per trip, all are co-located at the closest loading area, and the wind constantly blows directly from the loading area to the residences, the health risks are still well below the thresholds of significance. Thus, the actual health risk levels from the project operations would be much less than these estimates.

The Original EIR concluded the project would have significant impacts regarding sensitive receptors due to grading and construction activities on the site that would generate substantial amounts of dust (PM₁₀ and PM_{2.5}) that would exceed the SCAQMD's Local Significance Thresholds (LSTs) mainly due to proximity to the adjacent residences. However, previously referenced Table 4.3.E demonstrates that the Revised Project will not exceed the LST for construction activities.

The Revised Project is 13 percent larger in terms of building square footage, but the traffic generation is substantially reduced (i.e., approx. 80 percent from that of the Original Project), and no grading would occur in the private conservation easement being established along the western portion of the site, adjacent to the existing residential neighborhood. This easement would also help reduce air quality impacts on local residents relative to the SCAQMD's LSTs. As shown in previously referenced Tables 4.3.E and 4.3.F, the Revised Project will **not** have significant air quality impacts regarding sensitive receptors during either construction or operation activities (see Revised Focused DEIR Appendix H).

It should also be noted that this worst case estimate assumed Lot 2 would support a warehouse building. In the Revised Plan, Lot 2 will be used for parking and/or storage instead of a permanent warehouse building, so actual air pollutant emissions from the Revised Project would be reduced based on the reduced building square footage.

Air quality impacts from the construction and operation of Brown Street and related drainage improvements will be equivalent to those identified in the Original EIR because operational impacts were considered as part of the original EIR in terms of project access and vehicular emissions.

In summary, impacts to sensitive receptors under the Revised Project would be less than those estimated for the Original Project and reduced to less than significant levels, as shown in Tables 4.3.F through 4.3.H, compared to the Original Project, which was considered significant as stated in the Original EIR. The main reason for this reduction in impacts is the +200-foot wide setback from warehouse building 1 and the existing residences by the creation of the conservation easement.

Impact AQ-5: Create objectionable odors affecting a substantial number of people?

The CEQA Guidelines indicate that a significant impact would occur if the Revised Project would create objectionable odors affecting a substantial number of people. As was determined in the Original EIR for the Original Project, the Revised Project will not have significant impacts in regard to odors.

Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of interacting factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works or visits; the type of activity they are engaged in, and the sensitivity of the impacted receptor.

Sensory perception has four major components: detectability, intensity, character, and hedonic tone. The detection (or threshold) of an odor is based on a panel of responses to the odor. There are two types of thresholds: the odor detection threshold and the recognition threshold. The detection threshold is the lowest concentration of an odor that will elicit a response in a percentage of the population, typically presented as the mean (or 50 percent of the population) but is sometimes indicated as 100 percent or 10 percent. The recognition threshold is the minimum concentration that is recognized as having a characteristic odor quality by x percent (usually 50 percent) of the population (AIHA 1989). The intensity refers to the perceived strength of the odor. The odor character is what the substance smells like. The hedonic tone is a judgment of the pleasantness or unpleasantness of the odor. The hedonic tone varies based on subjective experience, frequency, odor character, odor intensity, and duration.

Land uses typically considered to be associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The Revised Project does not contain land uses typically associated with emitting objectionable odors.

Diesel exhaust and VOCs will be emitted during construction of the Revised Project, which are objectionable to some; however, emissions will disperse rapidly from the Revised Project site and therefore should not reach a level to induce a negative response. Therefore, as was determined in the Original EIR for the Original Project, the Revised Project will not have significant impacts in regard to odors and no mitigation is necessary.

Mitigation Measures. The Original EIR concluded that NO_x, ROG, CO, and PM₁₀ emissions would exceed significance thresholds established by the South Coast Air Quality Management District (SCAQMD). These conclusions were based on emission estimates using the SCAQMD's URBEMIS computer model (which has since been superseded by the CalEEMod computer model). The Original EIR concluded that the Original Project would still have significant air quality impacts even with implementation of the following mitigation measures:

- AQ-1a** All diesel-powered construction equipment in use in excess of 50 horsepower shall require emission control equipment with a minimum of Tier II diesel particulate filter emission controls resulting in a minimum of 50 percent particulate matter control.
- AQ-1b** Construction equipment will be properly maintained at an offsite location; maintenance shall include proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.
- AQ-1c** As a matter of law, all construction equipment, whether or not it is used for this Project, is required to meet State of California emissions requirements, which are administered by the California Air Resources Board. Specifically, all off-road diesel-fueled vehicles will comply with Sections 2449, 2449.1, 2449.2 and 2449.3 in Title 13, Article 4.8, Chapter 9, California Code of Regulations. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use or to limit equipment idling to less than 3 minutes.
- AQ-1d** Prior to Project construction, the Project proponent will provide a traffic control plan that will require:
- Construction parking to be configured such that traffic interference is minimized;
 - Dedicated turn lanes for movement of construction trucks and equipment on and offsite;
 - Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable;
 - Reroute construction trucks away from congested streets or sensitive receptor areas; and
 - Improve traffic flow by temporary signal synchronization if possible.
- AQ-1e** The developer shall use low Volatile Organic Compound-content paints and require painting to be applied using either high volume low-pressure spray equipment or by hand application.
- AQ-1f** Grading activities shall be limited to no more than 5 acres per day of disturbed area.
- AQ-1g** Prior to the issuance of a grading permit, the developer will provide documentation to the County indicating that workers will carpool to the greatest extent practical. Workers will be informed in writing and a letter placed on file at the County documenting the extent of carpooling anticipated.

- AQ-1h** To encourage alternate forms of transportation, which reduces vehicle trips, the following shall be implemented:
- Public transit information shall be provided to building occupants and customers.
 - Preferential parking for carpoolers and vanpools shall be designated on the site plan.
 - Building owners shall conduct surveys of the employees once per year to determine if a shuttle to/from public transit or main residential areas would be feasible.
- AQ-1i** As described in the Leadership in Energy and Environmental Design (LEED) for New Construction, Version 2.2 Rating System, the Project shall comply with the following activities and as consistent with County requirements. Documentation of compliance with this measure shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of the following features shall be confirmed by the County Building Official prior to certificate of occupancy.
- i) SS Credit 7.2 - Use roofing materials having a Solar Reflectivity Index (SRI) equal to or greater than 78 for a minimum of 75 percent of the roof surface.
- AQ-1j** Documentation of compliance with the following measures shall be provided to the Riverside County Planning Department and Building Official for review and approval prior to issuance of building permit(s) and approval of features shall be confirmed by the County Building Official prior to certificate of occupancy.
- i) The Project shall install solar water heating for the office portions of warehouse buildings to the extent practical, as determined by the County.
- ii) The Project shall recycle construction debris to the extent practical, consistent with County requirements/programs.
- ii) The Project shall provide material recycling including, but not limited to, mixed paper and cardboard, consistent with County programs/requirements.
- iii) The Project shall allow natural lighting to the extent practical to help reduce or minimize the use of internal electrical illumination.
- AQ-1k** Project proponent shall designate a person(s) to act as a community liaison concerning issues related to large particulate matter (PM₁₀) fugitive dust.
- AQ-1l** Street sweeping shall be accomplished as needed to remove soil transport to adjacent areas; sweeping shall require use of equipment certified under South Coast Air Quality Management District Rule 1186.1.

The RFDEIR concludes that NO_x emissions from the Revised Project operations are still significant. NO_x emissions are almost entirely from mobile sources generated by trucks that would not be owned by the Original or Revised Projects. The only feasible mitigation available to the project would be to reduce the distance the mobile sources travel or the number of mobile sources. Given the nature of the Original or Revised Projects, neither of these measures could be implemented to a sufficient degree to reduce project emissions below thresholds. Thus, there are no feasible mitigation measures available to reduce these significant air quality impacts to less than significant levels.

Recommended Changes to Mitigation Measures for the Revised Focused DEIR. Since the Revised Project still exceeds the SCAQMD threshold for NO_x, the mitigation measures recommended for the Original Project are also considered to be applicable to the Revised Project. The Revised Focused DEIR therefore incorporates these same mitigation measures. In addition, the following mitigation is now considered standard and they have been included at the request of SCAQMD.

AQ-1m Prior to issuance of a grading permit, the general contractor for the project shall prepare and file a Dust Control Plan with the County that complies with South Coast Air Quality Management District Rule 403 and requires the following during excavation and construction as appropriate:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least twice daily (locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.
- Pave construction access roads at least 100 feet onto the site from the main road.
- Control traffic speeds within the property to 15 mph or less.

AQ-1n Prior to the issuance of a building permit for each phase, the project developer shall require by contract specifications that contractors shall utilize power poles or clean-fuel generators for electrical construction equipment. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the County.

Conclusions. The Revised Focused DEIR concludes that air quality emissions will be reduced compared to the Original Project due to the proposed changes in land use (e.g., no commercial or office uses now) and implementation of a variety of mitigation measures, including use of Tier 2 or better construction equipment, turning off equipment that is not in use, implementing a construction traffic control plan, using low VOC paints and coatings, limiting daily grading, helping workers carpool, complying with LEED building standards, having a dust control plan, and minimizing onsite generators for construction equipment. Despite these measures, air quality impacts (i.e., NO_x emissions) of the Revised Project will still be significant even with the implementation of required mitigation measures and compliance with existing County development standards based on the size and design of the Revised Project. While other significant criteria pollutants will now be reduced to less than significant, NO_x emissions for the Revised Project will remain significant and unavoidable. This conclusion is the same that was reached in the Original EIR for the Original Project except the Original Project was determined to be significant for VOC emissions rather than NO_x.

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4.4 Biological Resources

**** This section is being recirculated for additional public comment in accord with the requirements of the Court's Statement of Decision requiring the Privately Conserved Lands be included in the environmental setting; the impacts remain the same or are less than what were determined in the Original EIR and no new mitigation measures are required ****

Existing Conditions. The Project site consists of four plant communities: non-native grassland (NNG), coastal sage scrub (CSS), southern willow scrub (WS), and mule fat scrub (MS). Wildlife species observed on the project site include; western kingbird (*Tyrannus verticalis*), American crow (*Corvus brachyrhynchos*), American kestrel (*Falco sparverius*), northern mockingbird (*Mimus polyglottos*), western meadowlark (*Sturnella neglecta*), granite spiny lizard (*Sceloporus orcutti*), California ground squirrel (*Spermophilus beecheyi*) and Audubon's cottontail (*Sylvilagus audubonii*). Although the Project site contains suitable foraging and nesting habitat, there were no burrowing owl (*Athene cunicularia hypugea*)(BUOW) or least Bell's vireo (*vireo belli pusillus*)(LBV) on the Project site during the focused surveys. For the purposes of this EIR, it was assumed the project area, including the project site and the adjacent MJPA property, contain Stephens' kangaroo rat (*Dipodomys stephensii*)(SKR), a federally listed endangered species. The project site is not expected to support any other species listed as sensitive by federal or state resource agencies. The project site contains a drainage ditch and five minor riparian areas, but they do not meet the criteria required to be considered wetlands, and the site does not contain any known wildlife corridors.

The land to the east and south of the project site is a "Private Conservation Area" under the jurisdiction of the March Joint Powers Authority (MJPA) and managed by the Center for Natural Lands Management (CNLM) for its habitat value (SKR, etc.). The Original EIR did not include the management of this area in the baseline conditions. This minor change in the description baseline conditions was directed by the Superior Court Statement of Decision (Appendix F).

The Private Conservation Area has conditions similar to those of the project site relative to biological resources (i.e., non-native grassland vegetation and minimal wildlife).

Original EIR Impacts. The Original EIR identified a drainage ditch along Alessandro Avenue and five minor riparian areas on the project site, but concluded these areas do not meet the criteria required to be considered wetlands, therefore wetlands will not be impacted. The project site does not contain any known wildlife corridors and thus will not cause a significant impact on wildlife corridors. The Original EIR concluded the project would comply with guidelines of MSHCP and be consistent with local policies and ordinances.

The Original EIR concluded that the following environmental impacts were less than significant and did not require mitigation:

- Federally Protected Wetlands;
- Wildlife Corridors and Nursery Sites; and
- Conservation Plans.

Because there is suitable habitat for burrowing owl on the project site mitigation measures were required for the Original Project to reduce any impacts to such habitat to a less than significant level. The project site contains riparian/riverine acreage that could be considered impacted by the resource agencies. A DBESP was prepared for both the Original and Revised Projects to address loss of riparian/riverine habitat and mitigation was required in both reports.

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. A number of changes were made to the Revised Project as a result of the Settlement Agreement (see Appendix G), the primary one being the addition of a minimum 200-foot wide SKR conservation easement along the western portion of the site (Lot 4). Other minor changes such as lighting and screening were also incorporated into the Revised Project (see Section 3.3.3 in the Project Description). The baseline for biological conditions in the surrounding area of the site includes the description of the “Private Conservation Area” south and east of the site that is managed by the Center for Natural Lands Management (CNLM) under an agreement with the March Joint Powers Authority (MJPA) as the landowner.

Superior Court Statement of Decision. Appendix F contains the Superior Court Statement of Decision which directed the lead agency (County) to revise the Original EIR for the Original Project to include more information about the private conservation land around the project site.

According to the Statement...

“...The Court finds that the DEIR’s description of the surrounding physical conditions is otherwise improper. While the protections afforded the SKR may no longer legally exist, the record reflects that the Preserve property has nonetheless continued to exist since the Potrero swap-out. The Preserve property is owned by the March Joint Powers Authority and it managed by the Center for Natural Lands Management. The CNLM continues to provide various monitoring programs for various sensitive bird species such as least Bell’s Vireo and burrowing owl (AR 8577). The Preserve property consists of 1,178 acres which includes grasslands, wetlands, and riparian habitat. Despite comments and concerns as to the Project’s effects on these environmental and biological resources, the EIR refused to recognize the need to address the Preserve property with regard to these features.”

The Revised Focused DEIR hereby acknowledges that the baseline for biological impacts now includes the conservation land surrounding the project site to the east and south, which is under the jurisdiction of the MJPA and is managed by the CNLM, referred to herein as the Private Conservation Area.

A number of changes were made to the Original Project as a result of the Settlement Agreement (see Section 2.8 and Appendix G), the primary one being the addition of a 200-foot wide SKR conservation easement along the western portion of the site (Lot 4). Other minor changes such as lighting and screening were also incorporated into the Revised Project (see Section 3, *Project Description*). This conservation easement is labeled an “environmental corridor” on Figure 3-5, *Revised Conceptual Site Plan*. The purpose of this easement or corridor is to help establish a connection between the Private Conservation Area south of Alessandro Boulevard and the SKR habitat land in the Sycamore Canyon Nature Park north of Alessandro Boulevard. The proposed easement is consistent with the requirements of the Settlement Agreement. In addition, the developer will provide an endowment to maintain and monitor conditions in the easement in perpetuity. As part of the Settlement Agreement, the development will adhere to

the urban/wildland interface requirements of the County's Multi-Species Habitat Conservation Plan (MSHCP) such as directing night lighting away from the corridor, and assuring that all onsite night lighting adheres to requirements of the International Dark Sky Society.

Additional Biological Studies. During the public review process of the Original EIR, the MJPA requested more detailed information on potential impacts to MJPA property that might result from construction of the Original Project and Brown Street. Based on the revised land plan, approximately 2.4 acres of land under MJPA authority may be impacted on either a temporary or permanent basis by the construction of Brown Street (see Figure 3-7).

Several supplemental biological studies were conducted on the project site and MJPA land based on requests by MJPA to address potential impacts to their land including and adjacent to Brown Street, and the potential jurisdictional areas along Brown Street on MJPA property. These studies are outlined below:

- Addendum to the Multi-Species Habitat Conservation Plan (MSHCP) for Western Riverside County (Revised Focused DEIR Appendix A);
- Addendum to the Jurisdictional Delineation (Revised Focused DEIR Appendix A);
- Burrowing Owl Habitat Assessment (Revised Focused DEIR Appendix A);
- Determination of Biologically Equivalent or Superior Preservation Report (Revised Focused DEIR Appendix A);

Impact Analysis of the Revised Project. The following analysis is based on the six CEQA Guidelines significance criteria for Biological Resources: (a) effect on species; (b) riparian habitat; (c) federally protected wetlands; (d) wildlife corridors and nursery sites; (e) local policies or ordinances protecting biological resources; and (f) conservation plans.

Impact BR-1: 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 Game or U.S. Fish and Wildlife Service?

According to the habitat assessment survey conducted by MBA in June 30, 2007, for the Original Project, the Project site does not contain any species listed or considered as sensitive by federal or state resource agencies. When LSA conducted a supplemental assessment in 2014 for the adjacent MJPA land, they determined the general assessment prepared by MBA was still applicable to the Revised Project because the project site conditions had not changed, just the project size and baselines. The adjacent MJPA property (Brown Street extension) was surveyed by LSA Associates in 2014 and no significant biological resources were found in that area at that time.

A small portion of the project site along the southern Project boundary (approximately 5 acres) is mapped by the MSHCP as being within the Core Area D which is comprised of Public/Quasi-Public Land consisting of Sycamore Canyon Park and March Air Base Stephens' Kangaroo Rat (*Dipodomys stephensi*) (SKR) Management Area. Since the adoption of the MSHCP, the SKR Reserve has been modified with the addition of the Potrero Site and the release of the March Air Base Management Area for development. With this modification, the Project site is no longer adjacent to the SKR Reserve, and therefore not within Core Area D. However, there is still SKR habitat on the Private Conservation Area property east and south of the Project and impacts to that habitat. Therefore SKR was considered to be present on the Revised Project site. The site

is located within the boundaries of the County's HCP Fee Area and thus must pay the appropriate mitigation fee.

The Original DEIR indicated protocol surveys were conducted onsite for burrowing owl and least Bell's vireo; neither species was observed onsite but suitable habitat was present.

In June, 2013 a new burrowing owl survey was conducted for the project site and the MJPA Brown Street property at the request of MJPA to determine if either of these areas was occupied by burrowing owl. Again, the species was not found onsite. The following is an excerpt from the results of that survey:

"Burrowing owl surveys were previously conducted for this site in 2006 and 2008, also with negative results. However, several occurrences of burrowing owl have been recorded in the California Department of Fish and Wildlife's Natural Diversity Data Base Rarefind 4 online application in nearby areas. Because the burrowing owl is a highly mobile species, it has a potential to subsequently occupy any suitable burrows within the site. Per the MSHCP 30-day Pre-Construction Burrowing Owl Survey Guidelines (revised August 17, 2006) a pre-construction survey is required for the burrowing owl within 30 days prior to start of grading/construction activities."

Mitigation Measure BR-1a addressed this potential impact to burrowing owls in the Original EIR, and the same measure would be implemented as part of the Revised Project, as documented in the Revised Focused DEIR because, as was the case with the Original Project, the entire project site, with the exception of the conservation easement area, will be developed. As is standard practice with the County, the measure requires a pre-construction survey and passive relocation if burrowing owls are found onsite. Thus, the potential for significant impacts to burrowing owl habitat are the same with the Revised Project as was the case for the Original Project (i.e., potentially significant) but would be reduced to less than significant levels by implementation of the recommended mitigation.

In addition, because development of the Revised Project is similar to the Original Project, with the implementation of the mitigation measures listed below, which are also listed in the Original EIR, the potential Revised Project related impacts to candidate, sensitive, or special status species would be less than significant. The Original EIR concluded the same with respect to the Original Project.

The site contains only a few large isolated shrubs and small trees, but there is at least some potential for project development to impact nesting birds and species covered by the Migratory Bird Treaty Act (MBTA). The MBA assessment for the Original Project indicated the site had burrowing owl and least Bell's vireo⁹ potential habitat but that neither species was present. Mitigation Measure BR-1b requires a nesting survey during nesting season for nesting birds, including least Bell's vireo, and states that "If active nests are found within 500 feet of the planned impact area, the area of the nest shall be flagged, including an adequate buffer as determined by a qualified biologist, and the flagged area shall be avoided until a qualified biologist has determined that the nest is no longer active." Mitigation Measure BR-1b addressed this potential impact to nesting birds in the Original EIR, and the same measure will be implemented as part of the Revised Project, because the project site is proposed to be fully developed as was the case with the Original Project.

⁹ MBA concluded the small riparian areas onsite contain suitable nesting and foraging habitat for least Bell's vireo.

The above analysis of the Revised Project comes to the same conclusions as the Original Project. The project will have the potential for a significant impact to burrowing owl and least Bell's vireo habitat and mitigation is required. As discussed above regarding SKR, burrowing owl, and least Bell's vireo, as was the case for the Original Project, the Revised Project will not have a significant effect on special status wildlife species with implementation of the proposed mitigation measures.

Impact BR-2: 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?

DBESP Report. Since an ephemeral intermittent streambed with vegetation was identified on the project site, a revised "Determination of Biologically Equivalent or Superior Protection" (DBESP) report was prepared according to MSHCP guidelines to address the Original Project in the Original EIR. In addition, the DBESP for the Revised Project also examined the MJPA property.

The Revised Project site contains five areas that potentially meet the definition of riparian/riverine areas provided in Section 6.1.2 of the MSHCP and are listed in Table 4.4A below. These areas are shown in Figures 4-1 and 4-2 as Areas 1 through 5 with Area 6 determined to be non-jurisdictional. Per the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, and persistent emergent, which occur close to or dependent upon soil moisture from a nearby water source; or areas with fresh water flowing during all or a portion of the year. Un-vegetated drainages (ephemeral streams) may be included if alterations to that drainage have the potential to affect Covered Species and Conservation Areas under the MSHCP.

There is a total of 0.89 acre of MSHCP-Defined Riparian/Riverine areas within the Revised Project survey area. A total of 0.21 acre of MSHCP-Defined Riparian/Riverine areas will be permanently impacted by Revised Project activities (i.e., State jurisdiction areas). Table 4.4.B shows proposed impacts to MSHCP-Defined Riparian/Riverine Areas within the study area.

The 2008 Jurisdictional Delineation Report concluded that that Area 4 was potentially jurisdictional with a downstream connection to Ditch 1, which may connect to Sycamore Canyon, a Relatively Permanent Waters (RPWs). Sycamore Canyon has a nexus to the Pacific Ocean via Tequesquite Canyon, which connects to the Santa Ana River, a RPW that connects to the Pacific Ocean. Impacts of the Original Project in this regard were considered potentially significant and required mitigation, and the Revised Focused DEIR draws a similar conclusion based on the potential jurisdictional impacts shown in Table 4.4.A below.

Based on this potential connectivity to an RPW, the USACE may exert jurisdiction over Area 4. The total potential USACE jurisdictional area within the study area associated with Area 4 is 0.44 acre, although only 0.04 acre is expected to be permanently impacted by project development. Since this feature historically conveyed flows and may provide wildlife habitat associated with a streambed, the CDFW may assert jurisdiction over Area 4. It is unlikely that any of the other riparian/riverine areas would fall under the jurisdiction of federal or state agencies relative to water resources. Mitigation Measure BR-2a addressed this potential impact to riparian/riverine resources in the Original EIR, and the same measure would be implemented as part of the Revised Project, as documented in this Revised Focused DEIR.

Table 4.4.A: Project-Related Jurisdictional Impacts

Area	Potential Federal ¹ Jurisdictional Areas		Potential State ² Jurisdictional Areas	
	Existing	Permanent Impacts ³	Existing	Permanent Impacts ³
Ditch 1	0.05	0.04	0.11	0.08
Area 1	—		0.05	-
Area 2	—		0.17	0.06
Area 3	—		0.01	0.01
Area 4	0.40		0.55	0.06
Area 5	—		-	-
TOTAL	0.44 acre	0.04 acre	0.89 acre	0.21 acre

Source: 2013 LSA Associates Inc., Jurisdictional Delineation Report – Fieldwork conducted April and May 2013

¹ U.S. Army Corps of Engineers and Regional Water Quality Control Board non-wetland waters jurisdiction (Area 4 is slightly under 0.4 acre so total does not equal sum of individual areas due to rounding)

² California State Department of Fish and Wildlife

³ Impacts based on current Revised Project site plan

As with the Original Project, the impacts of the Revised Project on riparian habitat or other sensitive communities will be less than significant after the appropriate mitigation is taken.

Impact BR-3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Any activities resulting in fill, discharge, or alteration of a lake, river or streambed are subject to jurisdiction by the CDFW, USACE, and/or RWQCB. A revised Jurisdictional Delineation (JD) was prepared for the project site (see Appendix A). The project area contains one earthen ditch and five riparian areas¹⁰ that were analyzed to determine if these areas are potentially subject to CDFW, USACE, and/or RWQCB jurisdiction. A total of 0.44 acre of potential USACE and RWQCB jurisdictional areas and 0.89 acre of potential CDFW jurisdictional areas were identified within the study area, as shown Table 4.4.A above. A total of 0.04 acre of potential USACE jurisdictional areas and 0.21 acre of CDFW jurisdictional areas will be permanently impacted by the Project activities. Figures 4-1 and 4-2 show Revised Project impacts to USACE and CDFW potential jurisdictional areas, respectively. It is possible that all or some of the jurisdictional land impacted by the Project can be mitigated onsite, which typically results in a 1:1 compensation rate in subsequent permitting through the resource agencies. In contrast, any amount of jurisdictional land that must be compensated for with offsite property is typically mitigated at 3:1 compensation ratios (DBESP pages 4-5, LSA 8-28-13).

Mitigation Measure BR-2a in the Original EIR addressed impacts to jurisdictional land, and the same measure, with minor wording changes to address onsite versus offsite mitigation, will be implemented as part of the Revised Project, as documented in the Revised Focused DEIR. As with the Original Project, the Revised Project will not have a significant impact on federally protected wetlands.

¹⁰ Areas 1 through 5 shown in Figures 4-1 and 4-2 plus Area 6 which was determined to be non-jurisdictional

Impact BR-4: 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 wildlife nursery sites?

The Project site does not contain flowing water or standing pools, nor does the site support any vegetation or resources that serves as a habitat for the migratory fish or wildlife. The site does not lie within any known wildlife corridors. Although the site contains small isolated drainage, it does not contain any nursery areas or resources. The Revised Project site is the same as the Original Project. Therefore, as was the case for the Original Project as discussed in the Original EIR, implementation of the Revised Project will not have a significant impact on wildlife corridors. The layout of the Revised Project may allow for an incremental increase in movement of SKR within and around the project site by creation of the Private Conservation Easement along the western portion of the site, which provides connectivity to vacant MJPA habitat land to the south and land associated with Sycamore Canyon to the north.

According to the supplemental biological assessments (Revised Focused DEIR Appendix A), construction of road and drainage improvements within Brown Street and on the adjacent MJPA land will not have any significant impacts on listed or otherwise sensitive species of plants or animals, wildlife movement, or species nursery areas. Therefore, any impacts to wildlife corridors or nursery sites would remain less than significant.

Impact BR-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Project site is within the bounds of the Western Riverside County MSHCP. The Revised Project site is the same as the Original Project. As was the case for the Original Project, with compliance and adherence with the guidelines of the MSHCP, (see Impact BR-6 below for details), the Revised Project will be consistent with and not conflict with any local policies and ordinances protecting biological resources.

According to the supplemental biological assessments (Revised Focused DEIR Appendix A), construction of road and drainage improvements within Brown Street and on the adjacent MJPA land will not conflict with any established policies or ordinances related to biological resources, and the new private conservation easement along the western portion of the project site will help provide connectivity for SKR and other species between the Sycamore Canyon resources to the north and the MJPA property surrounding the project site. Impacts would remain less than significant.

Impact BR-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? [CEQA Biological Resources Threshold 4(f)]

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of Covered Species (Riverside County 2003). Covered Species are 146 species of plants and animals of various federal and state listing statuses. The Conservation Area is to be assembled from portions of the MSHCP Criteria Area, which consists of quarter-section (i.e., 160-acre) Criteria Cells, each with specific criteria for the species conservation within that cell.

The MSHCP provides an incentive-based program, the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) for adding land to the MSHCP Conservation Area. If it is determined that all or a portion of the property is needed for inclusion in the MSHCP Conservation Area, then various incentives may be available to the property owner in exchange for the conveyance of a property interest. The MSHCP requires focused surveys for certain plant, amphibian, avian, and mammal species for project sites located within designated plant and animal survey areas when potential suitable habitat is present. For example, surveys for listed riparian birds are required when suitable riparian habitat is present, and surveys for listed fairy shrimp species are required when vernal pools or other suitable habitat is present (see also “Other Species of Concern” below). Projects located in proximity to the MSHCP Conservation Area may result in edge effects that could adversely affect biological resources within the MSHCP Conservation area. MSHCP Urban/Wildlands Interface Guidelines (MSHCP Section 6.1.4) are intended to reduce such indirect effects.

An MSHCP Consistency Report was prepared for the Revised Project (see Revised Focused DEIR Appendix A), which involves essentially the same development area as the Original Project plus the adjacent MJPA property (Brown Street extension). The project site is not located within an MSHCP Criteria Area, therefore, no analysis of the project’s relationship to MSHCP Reserve Assembly is required. However, the project site is adjacent to Existing Core D, which consists of two non-contiguous habitat blocks of PQP lands associated with Sycamore Canyon Park. According to the MSHCP, “the Core provides live-in habitat for the granite spiny lizard, a species requiring rock outcrops, and likely provides movement habitat for bobcat.” MSHCP requirements, including species surveys, are applicable for this site. Table 4.4.B summarizes MSHCP requirements associated with the project site.

Table 4.4.B: MSHCP Project Review Checklist

	Yes	No
Is the project located in a Criteria Area or Public/Quasi-Public Land?		✓
Is the project located in Criteria Area Plant Survey Area?		✓
Is the project located in Criteria Area Amphibian Survey Area?		✓
Is the project located in Criteria Area Mammal Survey Area?		✓
Is the project located adjacent to MSHCP Conservation Areas?	✓	
Is the project located in Narrow Endemic Plant Species Survey Area?		✓
Are riverine/riparian/wetland habitats or vernal pools present?	✓	
Is the project located in Burrowing Owl Survey Area?	✓	

Source: LSA July 2013

Plants of Special Concern. The project site is not located within any MSHCP Narrow Endemic Plant Species Survey Areas (NEPSSA) or Criteria Area Species Survey Areas (CASSA).

Other Species of Concern. The project site is not within designated MSHCP survey areas for any other animal species not previously discussed. During an agency coordination meeting, a USFWS staff person requested information on fairy shrimp relative to the project site. The site has numerous rocky outcroppings with very shallow bedrock, highly variable topography, and no underlying clay soils to form vernal pools. Therefore, onsite physical conditions would not support fairy shrimp and both MBA and LSA biologists concluded that the site did not contain

any suitable fairy shrimp habitat¹¹. In summary, no surveys for other animal species not previously discussed are necessary for MSHCP consistency.

Urban/Wildlands Interface Requirements. Any development in proximity to an MSHCP Conservation Area may result in adverse edge effects to biological resources within the MSHCP Conservation Area. The guidelines provided in MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface) are intended to reduce such edge effects. The guidelines describe mitigation for project impacts related to drainage, toxics, lighting, noise, invasive species, barriers, grading, and land development. The Revised Project will adhere to the guidelines where required.

SKR HCP. Section 10(a)(2)(A) of the 1973 Federal Endangered Species Act (FESA) requires the preparation of a habitat conservation plan (HCP) for incidental take of threatened or endangered species when there is no federal agency involvement in a project. Continuing land development may cause incidental take of listed species and, therefore, HCPs have been prepared for areas within western Riverside County. The MSHCP and the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) are the principal habitat conservation plans in western Riverside County. The U.S. Fish and Wildlife Service (USFWS) regional office maintains a current list of habitat conservation plans for the southern California region.

The Revised Project includes dedication of an approximately 6.69 acre area in the northwest portion of the project site for conservation to maintain habitat connectivity for Stephens' kangaroo rat (SKR) between the portions of Existing Core D to the north and south of the project site. No development will occur in this portion of the project site. Details of the entity that will be in charge of management of this onsite Conservation Easement will be determined prior to project commencement. Additionally, due to the proximity of the project site to Existing Core D, the MSHCP Section 6.1.4 Guidelines, as discussed in the 2006 MSHCP Report, will be implemented into the project. The County will require the project to pay the established SKR HCP mitigation fee.

Offsite Brown Street and Drainage Improvements. The planned construction of Brown Street and related drainage improvements will create a permanent boundary between project development and the Private Conservation Land immediately east of the project site. No significant biological impacts to the Private Conservation Area are expected to result from these improvements.

Summary. The preceding analyses indicate that the Revised Project will not have any significant impacts on biological resources, or on any programs established to protect biological resources. That conclusion is based on the design of the Revised Project, payment of MSHCP and SKR HCP mitigation fees, and implementation of the mitigation measures proposed for the Original Project with minor changes to address the changes in the scope of the Revised Project. This conclusion is similar to that reached in the Original EIR for the Original Project.

¹¹ MBA surveyed the site in 2007 and LSA confirmed the results of that survey and evaluated the adjacent MJPA property in 2014

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Figure 4-2: Federal Jurisdictional Areas

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Figure 4-3: State Jurisdictional Areas

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Figure 4-4 Line-of-Sight Diagram

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Mitigation Measures. The Original EIR concluded that there were significant impacts on listed or otherwise sensitive species and the following mitigation measures are required:

BR-1a Burrowing owl (*Athene cunicularia*) - Pursuant to Objective 6 of the Species Account for the burrowing owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted. A qualified biologist shall conduct the survey and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department at Riverside County. If it is determined that the Project Site is occupied by burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the burrowing owl is present, relocation outside of nesting season (February 1 through August 31) by a qualified biologist shall be required. The Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites.

BR-1b Nesting Birds - The removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season wherever practicable. The avian nesting season extends from February 15 through August 30. If ground-disturbing activities are scheduled during the nesting season, a survey for nesting birds shall be conducted by a qualified biologist prior to any ground disturbing activities. If active nests are found within 500 feet of the planned impact area, the area of the nest shall be flagged, including an adequate buffer as determined by a qualified biologist, and the flagged area shall be avoided until a qualified biologist has determined that the nest is no longer active. This measure shall be implemented to the satisfaction of the County requirements until said nesting activity has concluded.

It should be noted that these measures apply to activities on the project site as well as work within the adjacent MJPA property that is disturbed by project construction (e.g., Brown Street alignment).

The Original EIR concluded there were potentially significant impacts on riparian habitat and the following mitigation measure was required:

BR-2a The Project applicant shall mitigate onsite impacts to riparian/riverine habitat by funding offsite restoration activities at a ratio of 3:1. The restoration will be done through the Santa Ana Watershed Association to ensure high quality habitat is preserved /restored within the same watershed as the impact area.

Recommended Changes to Mitigation Measures for the Revised Focused DEIR. Subsequent to circulation of the Original EIR, the site plan was revised to allow for mitigation of all or most of the riparian/riverine impacts by redesigning the two onsite detention basins, especially the basin in Lot 1 that is adjacent to the north end of the SKR conservation easement. Therefore, the following modification is proposed for Mitigation Measure BR-2a (new text underlined):

BR-2a To the greatest extent feasible, the project applicant will mitigate the riparian/riverine habitat onsite through either avoidance or onsite creation of biologically

equivalent or superior habitat to ensure replacement of any lost function or value of the riparian/riverine habitat. To the greatest extent feasible, the project applicant will mitigate loss of riparian/riverine habitat onsite through either avoidance or onsite creation of biologically equivalent or superior habitat to ensure replacement of any lost function or value of the riparian/riverine habitat. The applicant shall provide onsite habitat at a ratio of 1:1. If onsite mitigation is determined to be insufficient by the resource agencies, the Project applicant shall mitigate any residual onsite impacts to riparian/riverine habitat by funding offsite restoration activities at a ratio of 3:1. The restoration will be done through the Santa Ana Watershed Association to ensure high quality habitat is preserved /restored within the same watershed as the impact area.

Conclusions. Even with the entire Private Conservation Area in the baseline, the overall conclusions of the Original EIR are the same for the Revised Project. The Revised Focused DEIR concludes that biological impacts of the project will be less than significant based on the design of the Revised Project and with the implementation of recommended mitigation measures and compliance with the Settlement Agreement and existing MSHCP and County development standards applicable to the Revised Project. Impacts to riparian habitat and jurisdictional waters will be mitigated through avoidance, onsite habitat creation, or the creation of equivalent or superior habitat offsite. Nesting birds and burrowing owl will be evaluated, with appropriate protocols in place for either avoidance or relocation as appropriate. The Revised Project will actually preserve a dedicated area for both SKR habitat and to help reduce the impact of any edge effects related to the proximity of Existing Core D within the MSHCP. Therefore, the conclusions of the Revised Focused DEIR are the same as the Original EIR with respect to biological resources.

4.5 Cultural Resources

**** The analysis of cultural resource impacts in the Original EIR was expanded to include the adjacent MJPA (Brown Street improvements). The rest of the analysis in the Original EIR is valid per the Court's Statement of Decision and major revisions to this section of the Original EIR are not warranted ****

Existing Conditions. A record search in 2006 showed that no previous studies have occurred within the project site (including the MJPA Property) and that all lands within the 1-mile records search radius and outside the project site boundary have been surveyed in the past. At that time, the Native American Heritage Commission (NAHC) was contacted in an effort to determine whether any cultural resources existed in the vicinity of the Project site. The NAHC replied that no Native American cultural resources existed in the project site area. Mr. Eric Scott of the San Bernardino County Museum conducted the paleontological records search and concluded that the Project site rests entirely on exposures of granitic rocks, which have low potential for significant fossil deposits to be uncovered during grading (MBA 2006). Two teams of archaeologists also conducted assessment and testing at the Project site. The teams re-recorded four previously identified sites and recorded four new sites. The four previously recorded sites were CA-RIV-5423, CA-RIV-5427, CA-RIV-5452 and CA-RIV-5457. The four new sites detected during the assessment were CA-RIV-8091 (MD-002), CA-RIV-8092 (MD003), CA-RIV-8093 (MD-006), and P#33-15326 (JS-001). Site CA-RIV-5425 was relocated just east of the southeast corner of the Project site, so this site will not be affected by construction even though it was recorded partly inside the Project site by a previous researcher.

Original EIR – Less Than Significant Impacts. The Phase I and II archaeological assessments prepared in 2006 for the Project site without analysis of the MJPA Property indicated that the project site did not contain any historical resources, and also determined that no significant paleontological resources would be impacted because the project site rested entirely on exposed granitic rocks of the Val Verde Pluton, mixed Paleozoic schist, and gneiss and Cretaceous granitic rock. The Original EIR concluded that potential impacts on historical resources, paleontological resources, and geologic features would be less than significant and did not require mitigation.

Original EIR – Potentially Significant Impacts. The Phase I prepared in 2006 did identify eight sites of potential significance within the project site. Feature 2 of site CA-RIV-5457 in the southwestern portion of the site (Lot 4) was determined to be a potentially significant archeological resource and that there was a high potential for impacts to buried and unrecorded archaeological resources based on the grading plan for the Original Project. It was recommended that a qualified archaeologist monitor all project-related earthmoving and mitigation measures.

In addition, the Phase I and Phase II assessments did not indicate any human remains within the project site therefore human remains are not expected to be encountered during construction. However, impacts are potentially significant if grading activities disclosed the existence of human remains. Thus, if such remains were uncovered, mitigation would be required requiring grading to be stopped and the County Coroner contacted to properly dispose of the remains.

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. Under the Original Project, the site would be disturbed by earthwork/grading almost up to the western property line in Parcel I, which overlapped the one remaining potentially significant archaeological site. However, the Revised Project contains a conservation easement along the western side of the site (Lot 4) which eliminates impacts to Feature 2 of site CA-RIV-5457.

Impact Analysis of the Revised Project. The Original Project proposed disturbance of the entire site. The Revised Project includes a private conservation easement along the western portion of the property, so the Revised Project will actually disturb less of the project site. Thus, impacts disclosed in the Original EIR are less for the Revised Project.

In early 2014, the County directed the project's cultural team to assess the Brown Street portion of the adjacent MJPA property. The County wished to determine if there were any important resources in this area, or if there was any connectivity to the existing resources found on the Original Project site under the Original EIR. LSA Associates, Inc. conducted a Phase 1 and 2 assessment of the MJPA Property and found no significant resources and no connectivity to existing resources on the adjacent property. The Pechanga Band, which expressed interest in any resources found in this area were informed of the planned cultural investigation conducted in April 2014. LSA prepared a summary report and submitted it to the County Archaeologist and also sent a copy to Anna Hoover with the Pechanga Band (LSA, May 2014). Based on the subsequent report, no further investigation or additional mitigation is required for development of the Revised Project, including the adjacent Brown Street within the MJPA property.

The following analysis is based on the four CEQA Guidelines significance criteria for Cultural Resources: (a) historical resource; (b) archaeological resource; (c) paleontological resource or geologic feature; and (d) human remains.

Impact CR-1 Cause a substantial adverse change in the significance of a historical resource as defined in CEQA §15064.5?

The original and updated cultural resource assessments indicate the Original Project site and adjacent MJPA Property upon which the Brown Street improvements are proposed (LSA May 2014) do not contain any historical resources as outlined in the CEQA Guidelines. Therefore, the conclusion is the same as the Original EIR with impacts being less than significant.

Impact CR-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA §15064.5?

With respect to analysis of the MJPA property, an updated cultural report was prepared to address any changes that had occurred to the Project since the previous assessment in 2006. In addition, the new assessment evaluated the offsite land under MJPA authority immediately east of the project site within the Brown Street right-of-way and areas that will be disturbed by grading for Brown Street. The new assessment identified one additional potential cultural resource area within the MJPA property adjacent to Brown Street, which was designated P-33-022246. This new area was examined in detail during a Phase III assessment by LSA in May 2014) and no significant resources or artifacts were found (see Appendix B-1). Representatives of the Pechanga Tribe were notified of the planned Phase II work and declined to monitor.

With respect to project changes, there would be no significant difference in cultural impacts of the project with Lot 2 being used for parking and/or storage instead of a permanent warehouse building under the Original Project because the site (and Lot 2) would still require grading which could affect the P-33-022246 resource area. However, it was determined this area did not contain significant cultural resources, so no mitigation is required.

Mitigation Measures. The Original EIR concluded there could be potentially significant impacts to archaeological resources and the following mitigation measures were recommended:

- CR-2a** Phase III data recovery must be completed for Feature 2 (CA-RIV-5457) prior to final approval of grading plans if this area is to be graded. The recovery fieldwork must be completed in its entirety before grading begins, and a Phase III excavation report must be finalized and approved before final inspection. The Phase III excavation must be designed and written to Archaeological Resource Management Reports standards and County of Riverside standards.
- CR-2b** The Project Archaeologist must create a mitigation-monitoring plan prior to earthmoving in the Project area, and a pre-grade meeting associated with the details of that plan must occur between the monitoring archaeologist(s) and the grading contractor before grading begins. The abatement plan document must contain a description of how and where artifacts will be curated if found during monitoring, and contingency plans associated with Native American tribal representation if the recovered artifacts are considered sacred items by one or more Native American tribes.
- CR-2c** Monitoring of development-related excavation is required during all construction-related earthmoving. The Project Archaeologist may, at his or her discretion, terminate archaeological monitoring in any one location on the Project Site if and only if bedrock or sterile soils are encountered during earthmoving at that location.
- CR-2d** Should previously unidentified cultural resource sites be encountered during monitoring, they must be evaluated, and tested if necessary, for significance following CEQA Guidelines prior to allowing a continuance of grading in the area. County Condition of Approval 10 (Planning 002) addressing inadvertent archaeological finds shall also be implemented.
- CR-2d** Native American monitors shall also be allowed to monitor all grading, excavation and groundbreaking activities. Permission is required from March Joint Powers Authority if activities and monitoring occurs on their property.

Modifications to Mitigation Measures. The following minor change to MM CR-2a is recommended to clarify the location of any Phase III work that may be required relative to grading within the new Private Conservation Easement area:

- CR-2a** Phase III data recovery must be completed for Feature 2 (CA-RIV-5457) prior to final approval of grading plans ~~if this area is to be graded~~ within the Private Conservation Area. Any recovery fieldwork must be completed in its entirety before grading begins, and a Phase III excavation report must be finalized and approved before final inspection. The Phase III excavation must be designed and

written to Archaeological Resource Management Reports standards and County of Riverside standards.

With implementation of the recommended mitigation measures, potential impacts to archaeological resources will be reduced to less than significant levels.

Impact CR-3 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The geotechnical report and cultural resources report for the project site indicate the area is underlain by shallow bedrock with numerous rock outcroppings of exposed granite. Fossils and other paleontological resources are typically not found under these surface and subsurface conditions, so the potential impacts to paleontological resources is considered to be less than significant, and no mitigation is required. This determination is the same for the Original Project and the Revised Project including the Brown Street area as it contains the same geologic/soils conditions as the Original Project site.

Impact CR-4 Disturb any human remains, including those interred outside of formal cemeteries?

The Original EIR also concluded that impacts to human remains could be potentially significant if unknown remains existed on the Project site. This conclusion also applies to the MJPA property. The following mitigation measures were recommended to reduce any impacts to less than significant in the Original EIR and also apply to the MJPA property:

CR-4a If human remains are encountered during earth-disturbing activities, all work within 100 feet of the find shall stop immediately and the Riverside County Coroner's office shall be notified. If the Coroner determines the remains are Native American in origin, the NAHC will be notified and, in turn, will notify the person determined to be the Most Likely Descendent who will provide recommendations for treatment of the remains (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Based on the Revised Project design (i.e., the SKR conservation easement), grading of the project site would now have only minor or no impacts on CA-RIV-5457. However, some excavation may still be needed proximate to CA-RIV-5457, so the mitigation proposed in the Original EIR (CR-2a) is still necessary for the Revised Project.

Conclusions. The Revised Focused DEIR concludes that impacts of the Revised Project on cultural resources are potentially significant relative to archaeological resources, and so recommends implementation of Phase III recovery if grading within the conservation easement will affect Feature 2, monitoring of project grading by a qualified archaeologist and tribal representatives if they so desire, and procedures to follow if previously undiscovered artifacts are found. Impacts of the Revised Project will then be less than significant with implementation of the recommended mitigation measures, plus the proposed design of the Revised Project, compliance with the Settlement Agreement (see Section 2.8 and Appendix G), and compliance with existing County development standards. This conclusion is the same that was reached for the Original Project in the Original EIR.

4.6 Geology and Soils

**** This section in the Original EIR was expanded to address geology and soils impacts on the adjacent MJPA property (Brown Street Improvements). The rest of the analysis in the Original EIR is valid per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted. ****

Existing Conditions. The Project site is located in Southern California within the Peninsular Range Geomorphic Province, which is characterized by northwest trending elongated ranges and intervening valleys. The topographic features of the Project site can be generally characterized as low-lying hills and small drainages with a total relief of approximately 100 feet. The soil structure in the Project site consists of topsoil, colluvium and granitic bedrock. The Project site is located in an area of regular seismic activity and is prone to periodic earthquakes. Due to its proximity, the adjacent property to the east of the Project site under MJPA jurisdiction, which includes the Brown Street improvement area, has similar geologic and soil conditions (e.g., numerous rock outcroppings with weathered granitic soil).

Original EIR – Less Than Significant Impacts. The potential risk for seismic hazards including fault rupture, strong ground shaking, ground and failure, were determined to be less than significant in the Original EIR. The onsite soils were found to have very low expansion potential, and compliance with the recommendations set forth in the various site-specific geotechnical reports would reduce any risks associated with expansive soils to less than significant levels. Potential soil constraints for using septic or alternative wastewater disposal systems were not applicable since the proposal for sewer service would not generate any risks of significant impact. Therefore, the Original EIR concluded the following environmental impacts were found to be less than significant and did not require mitigation:

- Earthquakes
- Expansive Soils
- Wastewater Disposal Systems

Soil erosion could be potentially significant on the project site during grading and excavation and mitigation measures were recommended. The Preliminary Geotechnical Investigation concluded that the topsoil, alluvium/colluvium soil and highly weathered bedrock on the project site were considered potentially compressible and required mitigation measures.

Original EIR – Potentially Significant Impacts. The Original EIR concluded that soil erosion and topsoil loss could be reduced to less than significant levels by implementation of Mitigation Measure HWQ-1a and HWQ-1b (see Section 4.8, *Hydrology and Water Quality*).

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. In addition, a small portion of land under MJPA jurisdiction will be impacted by construction of Brown Street and related drainage improvements.

Impact Analysis of the Revised Project including the Brown Street Improvements.

The following analysis is based on the five CEQA Guidelines significance criteria for Geology and Soils: a) earthquakes; b) soil erosion or topsoil loss; c) unstable geologic location; d) expansive soils; and e) wastewater disposal systems.

Impact GS-1	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: i) 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? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?
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Under both the Original Project and the Revised Project, essentially all of the project site will be graded except under the Revised Project, the far western portion of the site (Lot 4) will include a 6.69 acre, minimum 200-foot wide conservation easement. The buildings and uses are similar in scope and scale and would not represent an increase in the intensity of the site; impacts in that respect would be the same for the Revised Project. The geologic and soil conditions in the adjacent MIPA Brown Street area are equivalent to those of the Original Project site. Therefore, geotechnical and soils impacts of the Revised Project, including the MIPA Brown Street area, are equivalent to those of the Original Project.

Impact GS-2	Result in substantial soil erosion or the loss of topsoil?
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Under both the Original Project and the Revised Project, essentially all of the project site will be graded except under the Revised Project, the far western portion of the site (Lot 4) will be the conservation easement. During grading and excavation there would be potential for surface water to carry sediment from onsite erosion into stormwater system and local waterways. In both project scenarios this is a potentially significant impact that requires mitigation.

Mitigation Measures HWQ-1a and HWQ-1b addressed impacts to loss of topsoil, and the same measures, with minor wording changes, will be implemented as part of the Revised Project, as documented in Section 4.8 of the Revised Focused DEIR. The geologic and soil conditions in the adjacent MIPA Brown Street area are equivalent to those of the Original Project site. The general region is subject to moderate ground shaking from major faults and erosion by wind and water. Onsite soils consist of topsoil and colluvium underlain by granitic bedrock which is also expressed as outcroppings throughout the project area. Topsoil, mostly consisting of dark to red brown, dry to damp, silty fine to rootless, medium grain sand was encountered in the upper 12 inches. With implementation of the proposed mitigation measures, potential erosion impacts of the Revised Project, including the adjacent MIPA Brown Street area, are reduced to less than significant levels.

Impact GS-3	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, subsidence, liquefaction or collapse?
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Under both the Original Project and the Revised Project, essentially all of the project site will be graded except for the far western portion of the site (Lot 4) will be the conservation easement. The various geotechnical reports for the Revised Project site indicate that the underlying

bedrock is capable of supporting the proposed development. Liquefaction risk is also considered low. However, the Preliminary Geotechnical Investigation by Leighton Consulting Inc. in 2007 concluded that the topsoil, alluvium/colluvium soil and highly weathered bedrock that exist on site are considered potentially compressible and this material should be removed and recompacted. Therefore mitigation is required.

Mitigation Measure GS-3a in the Original EIR addressed impacts to topsoil compaction, and the same measure, with minor wording changes to include the MJPA Property, will be implemented as part of the Revised Project. As was the case for the Original Project there is a potential for impacts but any impacts are less than significant with implementation of mitigation.

Impact GS-4 Be located on expansive soil, as defined in Table 18-1-A of the California Building Code (2007), creating substantial risks to life or property?

Under both the Original Project and the Revised Project, essentially all of the project site will be graded except under the Revised Project the far western portion of the site (Lot 4) will be the conservation easement. The geologic and soil conditions in the adjacent MJPA Brown Street area are equivalent to those of the Original Project site, as described in Section GS-2 above. Therefore, expansive soils impacts of the Revised Project, including the adjacent MJPA Brown Street area, are equivalent to those of the Original Project. Thus as was the case for the Original Project, the Revised Project impacts are less than significant and do not require mitigation.

Impact GS-5 Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Under both the Original Project and the Revised Project, the project will connect to the City of Riverside sewer system. A “will-serve” letter from the City of Riverside sewer system dated June 16, 2006 confirmed that sewer service for the parcels subject to this EIR could be provided by the City. An updated “will-serve” letter for sewer service from the City of Riverside was obtained and the applicant will provide all the updated will serve letters as part of the County’s development review process (Appendix J). The Revised Project will not create any impacts related to soil constraints of using septic or alternative wastewater disposal systems since the project will connect to an existing piped sewer collection system, therefore, there will be no significant impacts in this regard. Similar to in the Original Project, this is a less than significant impact.

Changes to Mitigation Measures. The Original EIR concluded the Original Project might experience significant impacts related to unstable geologic formations, so the following mitigation measure was recommended:

GS-3a The developer shall implement the grading recommendations identified in the Preliminary Geotechnical Report (2007). Prior to the commencement of building construction, the applicant shall retain a qualified engineer to design foundations adequate to support the project structures where necessary, based on the recommendations of the Preliminary Geotechnical Report (2007). Settlement analysis shall be performed once the structural design loads and foundation system geometry have been defined for each building.

Additional geotechnical work has been done on the project site since the 2007 report, so the following minor text will be added to Mitigation Measure GS-3a (added text shown underlined):

GS-3a The developer shall implement the grading recommendations identified in the Preliminary Geotechnical Report (2007) and any subsequent geotechnical investigations approved by the County Geologist. Prior to the commencement of building construction, the applicant shall retain a qualified engineer to design foundations adequate to support the project structures where necessary, based on the recommendations of the Preliminary Geotechnical Report (2007) or any subsequent geotechnical investigations approved by the County Geologist. Settlement analysis shall be performed once the structural design loads and foundation system geometry have been defined for each building. This condition shall apply to any improvements made on the adjacent MJPA property as appropriate.

Conclusions. With the minor wording changes to Mitigation Measure GS-3a, the Revised Focused DEIR concludes that impacts of the Revised Project related to geotechnical and soil constraints will be less than significant by implementing recommendations in the project geotechnical report and conducting any necessary subsequent investigation per the County Geologist. Therefore, the Revised Project will implement the grading recommendations and ensure suitable designs of the foundation occur based upon appropriate geotechnical investigations. This conclusion is the same that was reached in the Original EIR for the Original Project.

4.7 Hazards and Hazardous Materials

**** This section of the Original DEIR has been expanded to address impacts related to hazards and hazardous materials on the adjacent MJPA property (Brown Street Improvements). The rest of the analysis in the Original EIR is valid per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted. ****

Existing Conditions. Historically, the site and adjacent properties to the east and south were vacant, undeveloped land. The property to the east and south are under the jurisdiction of the MJPA and are being managed as biological habitat (i.e., conservation/open space). The MJPA property was identified by a search of governmental databases as having used, stored, and disposed of hazardous waste materials over the years by the U.S. Air Force. Several areas of soil and groundwater contamination and solvent plumes were identified on other portions of the former air force base, but no contaminated areas were found adjacent to the Project site.

The adjacent MJPA land to the east that is planned for Brown Street and related drainage improvements was surveyed by LSA staff in July 2013. The MJPA property planned for these improvements does not contain any indication of contamination by hazardous materials.

Original EIR Impacts. The project site was not listed on any hazardous materials site lists, which made it unlikely that it had experienced the release of hazardous materials into the environment in the past. The project site was not (and still is not) within a half mile of any existing schools, therefore, no potential hazmat impact to any schools was expected. No known environmental hazard or condition requiring remedial action was associated with this site, nor was the site located on a list of hazardous materials sites identified that could create a significant hazard to the public or the environment. The site was determined to be northwest of the runway take-off pattern for the existing March Air Reserve Base, however, there were no private airstrips or helipads within the immediate vicinity of the Project site, and there were no plans to develop any such facilities in proximity to the Project site. The Original Project would not result in the impairment or interference with the implementation of the Riverside County emergency evacuation and support services procedures in the event of a natural disaster or war emergency. The Project site was not located within or adjacent to the "Wildfire Susceptible Area" as depicted in the Riverside County Integrated Project.

Therefore, the Original EIR concluded that the following environmental impacts were found to be less than significant and did not require mitigation:

- Accident Conditions
- Schools
- Hazardous Materials Site Listing
- Private Airstrip
- Emergency Plans
- Wildland Fires

The Phase I ESA indicated the Project Site contained nine, 5-gallon containers of dark oily substance and small areas of dark oil-stained soils were noted beneath the containers. Although

this was considered a limited or minor amount of contamination, there was at least a potential for significant impacts related to hazardous material contamination, so mitigation was required. Based on the limited amount of material observed, it was not necessary to prepare a Phase II characterization report in addition to the proposed mitigation. Any small amount of contaminated soil that may be found during grading would be removed and disposed of by a licensed contractor, as outlined in Mitigation Measure HHM-1a.

All future businesses located at this site will be required to adhere to all Federal, state, and local regulatory laws, controls, regulations, and conditions concerning hazardous materials, waste, and safety. Although the project site was within the Airport Influence Policy Area II, it was found to be consistent with the Riverside County Airport Land Use Plan and the Riverside County General Plan. At the time the Original EIR was approved, the MJPA recommended mitigation that includes the notification of the Base of potential industrial uses within the Original Project.

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. Both the Original Project and Revised Project call for construction of Brown Street and related drainage improvements on the offsite MJPA land immediately adjacent to the eastern boundary of the Project site.

Impact Analysis of the Revised Project. The following analysis is based on the eight CEQA Guidelines significance criteria for Hazards and Hazardous Materials: a) routine use; b) accidental conditions; c) schools; d) hazardous materials site listing; e) airports; f) private airstrips; g) emergency plans; and h) wildland fires.

Impact HHM-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

There will be no commercial retail or office uses on the site, but there will still be industrial warehousing and street improvements as part of Project development. Similar to the Original Project, the Revised Project will utilize light industrial type chemicals and materials which are regulated by state and federal laws. The addition of Brown Street would not increase the amount of chemicals or materials used by the Project. The small areas of dark stained soil were re-examined by LSA on June 22 and no visible signs of contamination were present. While no impacts are anticipated from contaminated soils based upon the small amount of dark oil-stains, if soils are later determined to be contaminated during the course of construction for the Revised Project, all standard hazardous remediation, removal, and disposal procedures will be adhered to. Therefore, the potential impacts of the Revised Project relative to hazards and hazardous materials will be similar for those identified for the Original Project (i.e., less than significant with compliance with existing laws and regulations regarding hazardous materials, including the County Fire and Health Departments).

Impact HHM-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?

Similar to the Original Project, the Revised Project will utilize light industrial type chemicals and materials which are regulated by state and federal laws. The slight addition of square footage

under the Revised Project would not significantly increase the amount of chemicals or materials used by the Project.

The adjacent MIPA Brown Street property shows no sign of contamination by hazardous materials, and no buildings that could use hazardous materials will be located in this area (i.e., only the street and related drainage improvements). Therefore, the potential impacts of the Revised Project relative to hazards and hazardous materials will be similar for those identified for the Original Project (i.e., less than significant).

Impact HHM-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The Project site is not within a half mile of any existing schools. The nearest school, Benjamin Franklin Elementary School, is located 1.4 miles southwest of the Project site. In addition, implementation of the Revised Project will not produce hazardous emissions or otherwise cause hazardous materials impacts upon school facilities located within the target study radius, and no mitigation is required. This conclusion is similar to that reached for the Original Project in the Original EIR.

Section 4.3 of this Revised Focused DEIR indicates that air emissions from the Revised Project, including diesel particulate matter or DPM, will not cause a significant health risk to area residents due to truck activity on the project site.

There will be no commercial retail or office uses on the Revised Project site, but there will still be industrial warehousing. The warehouse uses occupying these two new buildings will be consistent with the County's light industrial zoning and standards, so the use of hazardous materials will be identified and controlled per applicable regulations of the County Fire and Health Departments.

The adjacent MIPA property shows no sign of contamination by hazardous materials, and no buildings will be located in this area (i.e., only Brown Street and related drainage improvements, therefore, there will be no hazardous materials used or stored in the adjacent MIPA property. Therefore, the potential impacts of the Revised Project relative to hazards and hazardous materials will be less than significant. This conclusion is similar to that identified for the Original Project in the Original EIR.

Impact HHM-4 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 create a significant hazard to the public or the environment?

The Revised Project site, including the MIPA Brown Street property, similar to the Original Project site, is not listed on the Cortese List per Government Code Section 65962.5 and therefore there will be no significant impacts in this regard, and no mitigation is necessary.

Impact HHM-5 For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working the Project area?

The following information is from the Original EIR...

The [Original Project] site, located two miles northwest of the March Air Reserve Base, is within the Airport Influence Policy Area II. Because the March ARB does not have an Airport Master Plan, the Riverside County Airport Land Use Commission utilizes compatibility guidelines set forth in the current Riverside County Airport Land Use Plan. The Project site is located within Area II of the Riverside County Airport Land Use Plan. According to the Riverside County Airport Land Use Plan, Area II guidelines allow for commercial development as proposed by the Project and therefore the development is consistent with the Riverside County Airport Land Use Plan.

The Riverside County Land Use Compatibility Guidelines for Airport Zones has set regulations that govern development issues such as development intensity, density, and height of structures, noise and permitted uses (See Table 4.7-1). According to the Riverside County Airport Land Use Commission Comprehensive Land Use Plan, developments in Area II Safety Zone are required to have densities below 75 persons per acre (or 300 persons per building). Maximum coverage in Area II Safety Zones are required to be below 25 percent of net area, 50 percent of gross area, or 65 percent per-foot of the net area (whichever is greater). The Proposed Project will develop approximately 16.5 acres of total building space (720,000 sq. ft. divided by 1 acre (43,560 sq. ft.) = 16.5), therefore the maximum “population” density of the Proposed Project will be 1,238 persons on the site (16.5 x 75 = 1,238). Consistent with the analysis provided in Section 4-12 (Population and Housing), the Proposed Project is expected to generate 1,300 jobs; therefore, the Proposed Project is generally consistent with the maximum density allowed by the Riverside County Airport Land Use Plan.

In addition, the Project site is approximately 2,369,664 square feet (54.4 acres). Dividing the total square feet of the development structures by the total square feet of the Project site, the coverage of the Proposed Project will be approximately 30 percent (720,000 divided by 2,369,664 = 0.30); therefore, the Proposed Project is below the maximum coverage allowed by the Riverside County Airport Land Use Plan (50 percent of gross area).

Therefore, the proposed Alessandro Commerce Centre is consistent with the Riverside County Airport Land Use Commission Comprehensive Land Use Plan, and Riverside County General Plan, accordingly, potential airport-related impacts to people residing or working in the Project area is less than significant.

The Original EIR concluded that, although the site is proximate to the March Air Reserve Base, there was no potential significant impact related to air hazards, and mitigation was not required.

The Revised Project proposes only warehouse uses compared to warehouse, retail, and office uses proposed by the Original Project. Although the Revised Project proposes more square footage than the Original Project (720,000 versus 814,630 square feet), the occupancy of the warehouse buildings will be considerably lower than the original mixed use project (0.34 vs. 0.30) and both are below the County’s maximum density allowed by the County Airport Land Use Plan (i.e. 50 percent of gross area)(814,630 sf divided by 2,369,664 sf = 0.34).

The Revised Project would have a different amount and distribution of employees from the Original Project as its land uses are different. At present, it is estimated that the Revised Project will generate 534 new employees, based on an average generation rate of 0.65 employees per thousand square feet of warehousing (or 1 employee per 1,530 square feet) compared to 1,300 employees for the Original Project. The Revised Project is therefore also well within the

development density guidelines of the Riverside County Airport Land Use Plan. The maximum building height of the Original Project (34 feet) and Revised Project (45 feet) are both below the maximum height allowed under the County Airport Land Use Plan for this area (76 feet) so the Revised Project would not result in any impacts to ongoing aircraft or airport operations with implementation of Mitigation Measure HHM-5a.

Based on the information presented above, the potential impacts of the Revised Project relative to an airport land use plan would be similar or less than those identified for the Original Project (i.e., less than significant) including the adjacent MIPA Brown Street property.

Impact HHM-6 For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?

There are no private airstrips or helipads within the immediate vicinity of the Project site, and there is no plan to develop any such facilities in proximity to the Project site. Accordingly, implementation of the Revised Project, similar to the Original Project, will not result in a safety hazard for people residing or working in the Project site, including the adjacent MIPA Brown Street property, and no mitigation is required.

Impact HHM-7 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The Project is directly accessible off of Alessandro Boulevard, and both the Original Project and Revised Project required improvements to Brown Street which will improve emergency access to the site. The Revised Project's site plan meets the County Fire Department's emergency access requirements regarding the length of a cul-de-sac street for emergency vehicles. The two project warehouse buildings will take direct access from Alessandro Boulevard via Brown Street with two driveways for each building as well as two driveways for Lot 2 which is proposed for truck parking. The intersection of Alessandro and Brown will be a signalized intersection, so the entire developed portion of the site will provide direct access for emergency vehicles and responders. In addition, construction of project-related improvements along the south side of Alessandro Boulevard will be short-term and are not expected to significantly impact traffic or safety along Alessandro Boulevard. As discussed in the traffic section, the Revised Project would not create a substantial number of truck trips that would interfere with any key emergency evacuation plans or routes. Therefore, the Revised Project will have less than significant impacts regarding emergency access, response, or evacuation and no mitigation is required. As with the Original Project, potential impacts of the Revised Project in this regard are less than significant.

Impact HHM-8 Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The Project site is not located within or adjacent to the "Wildfire Susceptible Area" as depicted in the Riverside County Integrated Project, Figure S-11. Therefore, the Revised Project site, including the MIPA Brown Street property, similar to the Original Project, will not create significant impacts related to wildland fire hazards and no mitigation is required.

Mitigation Measures. The Original EIR concluded that due to routine use of hazardous materials, there is a potential significant impact and the following mitigation measures were recommended:

HHM-1a Stained soils, as identified in Phase I Environmental Site Assessment (ESA), shall be removed prior to any ground disturbing activities. The removal process shall be in compliance with the County hazardous materials removal/handling regulatory guidelines and work will be performed to the satisfaction of the County Environmental Health staff.

Implementation of HHM-1a will help assure that there will be no impacts related to release of hazardous materials during removal of stained soils found onsite. In addition, the Original EIR concluded that there is a potential significant impact related to air hazards due to the proximity of airports, and the following mitigation measure was recommended:

HHM-5a Prior to the issuance of occupancy permits, information on users, uses, and use of hazardous materials within the Project Site will be transmitted to the MJPA for review. The County Planning, Environmental Health, and/or Fire Departments shall have authority to modify any use or occupancy permits to restrict or preclude uses that involve materials that could cause a demonstrable hazard to March ARB flight activities.

The Original Project had commercial, office, and light industrial uses. Although the Revised Project has only industrial warehouse uses, the mitigation measures recommended for the Original Project also apply as stated to the Revised Project.

Conclusions. The Revised Focused DEIR concludes that all hazard-related impacts of the Revised Project, including the adjacent MJPA property, will be less than significant with the implementation of recommended mitigation measures that require removal and proper disposal of any stained onsite soils, and making sure future uses comply with County requirements regarding storage and handling of hazardous materials. In addition to compliance with federal and state hazmat regulations, implementation of these measures will help ensure potential impacts of the Revised Project related to hazardous materials are reduced to less than significant levels. This conclusion is the same that was reached in the Original EIR for the Original Project.

4.8 Hydrology and Water Quality

**** This section from the Original DEIR is being expanded and recirculated for additional public comment due to changes in the project design that require revisions to the Original EIR, including improvements on the adjacent MJPA property; the impacts remain the same or are less than what was determined in the Original EIR and no new mitigation measures are required ****

Existing Conditions. The Project site is within the Santa Ana River watershed and is under the jurisdiction of the Santa Ana Regional Water Quality Control Board. The Project area drains into Sycamore Canyon through existing pipes under Alessandro Boulevard. The Project site is not within a 100-year Federal Emergency Management Agency Flood Zone Area.

The general topography of the Revised Project site slopes from south to north towards Alessandro Boulevard. Under existing conditions, the site drains northerly and easterly. The offsite area drains northeasterly towards the mid-portion of the site and is collected by an inlet (headwall) and conveyed easterly across the site crossing under Brown Street and outlets (headwall with rip-rap energy dissipater) east of the project site into the existing natural flow line. The northern portion of the on-site drains northerly across Alessandro Boulevard towards Sycamore Canyon. According to the preliminary geotechnical report prepared by Leighton Consulting, groundwater near the Revised Project site is inferred to be approximately thirty feet below the ground surface.

Runoff from the MJPA property adjacent to the eastern portion of the project site drains south toward Alessandro Boulevard.

Original EIR – Less Than Significant Impacts. The development of the Original Project was determined to result in an increase in surface runoff, due to increasing the amount of impervious surfaces and decreasing the amount of permeable surfaces. Detention basins utilized for water quality and increased runoff mitigation will be featured on the project site. With the use of detention basins the project will not substantially alter existing drainage patterns, streams, rivers, or result in substantial erosion or siltation on- or off-site. Since the Project will be required to implement all Best Management Practices required by the SWPPP and the WQMP, the Project's runoff water would not exceed the capacity of existing or planned stormwater drainages systems. The hydrology study determined the project would not increase offsite flows as a result of development (Rick Engineering 2007).

The Original Project does not include the construction of residential uses on or within the project site. The Project site is not within a 100-year flood hazard area according to FEMA. The Project site is within 10 miles of approximately 10 dams in the region. However, the Project site is located in an area classified as having zero risk of being inundated from floodwaters from a dam failure. The Project site is not located near the coastline of the Pacific Ocean, or near any large continental bodies of water, and the project area is relatively flat. Therefore, an impact from seiche, tsunami, or mudflow would be less than significant.

The Original EIR concluded that the following environmental impacts were found to be less than significant and did not require mitigation:

- Groundwater Supply
- Groundwater Quality;
- Drainage Pattern - Erosion or Siltation;
- Drainage Pattern - Flooding;
- Runoff Water and Drainage Systems;
- Housing Placement: Flood Hazard Area;
- Structures: Flood Hazard Area;
- Flooding; and
- Seiche, Tsunami, or Mudflow.

Original EIR – Potentially Significant Impacts. The Original EIR concluded that water quality impacts were potentially significant and mitigation would be required that would reduce those impacts to less than significant.

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. Except for the private conservation easement proposed in the western portion of the site (Lot 4), the entire project site is proposed to be developed under both the Original Project and Revised Project, including the adjacent MJPA Brown Street property.

Impact Analysis of the Revised Project. The following analysis is based on the nine CEQA Guidelines significance criteria for Hydrology and Water Quality: (a) water quality standards and requirements; (b) groundwater supplies and recharge; (c) drainage pattern: erosion or siltation; (d) drainage pattern: flooding; (e) runoff water and drainage systems; (f) housing placement: flood hazard area; (g) structures: flood hazard area; (h) flooding; and (i) seiche, tsunami, or mudflow.

Impact HWQ-1 Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality?

Short-term Construction Impacts. The implementation of the Revised Project would result in construction activities that have the potential to contribute pollutants to off-site drainage courses. Construction may generate increased amounts of pollutants, mainly silt, debris, chemicals, and dissolved solids, from the following sources:

- Grading – Disruption of surface soils and increased susceptibility to erosion;
- Building construction – Use of sealants, glues, wood preservatives, oils, concrete, and the generation of debris related to construction activities;
- Painting - Paint fragments and stucco flakes; and
- Construction equipment and vehicle maintenance -Washing, chemical degreasing.

These construction activities may result in short-term degradation of surface water quality due to the increased pollutant burden. However, the Revised Project must be consistent with the

SWRCB NPDES General Permit for Storm Water Discharges Associated with Construction Activity. This permit requires the preparation of a Storm Water Pollutant Prevention Plan, which identifies BMPs to prevent construction related pollutants from contaminating stormwater and all products of erosion from moving offsite, including but not limited to:

- Creating temporary detention basins, revegetation or other protection of graded areas, protecting inlet structures from becoming clogged, etc.;
- Protecting any disturbed surfaces during winter and spring when rainfall is most likely;
- Protecting the catch basins that drain offsite to the north into Sycamore Canyon;
- Construction contractor shall have standard operating procedures consistent with County guidelines for reduce discharge of wastes or hazardous materials into storm drains; and
- Visual inspections to assure compliance with approved SWPPP plans and stated BMPs.

As with the Original Project, compliance with the requirements and the provisions of the SWPPP will mitigate any of the Revised Project's potential construction period impacts on water quality to a less than significant level.

Long-Term Operational Impacts. The long-term operations and development of the Revised Project would potentially increase the pollutant burden of the stormwater flows. The Revised Project will increase the amount of impervious surfaces onsite, resulting in an increase in stormwater flows. Furthermore, the Project's industrial activities may result in runoff containing the following contaminants: oil, grease surfactants, heavy metals, solvents, pesticides or nutrients. To minimize potential pollutant burden, by virtue of the size of the Revised Project, the Project applicant will be required to prepare a Water Quality Management Plan (WQMP) through the Municipal Separate Storm Sewer System (MS4), NPDES. Moreover, the Revised Project will be required to follow the recommendations of the 2005 Western Municipal Water District Urban Water Management Plan (UWMP) concerning water supplies, demands, and Best Management Practices for the district relating to water quality. Implementation of the WQMP measures will help assure that "first flush" runoff and its attendant pollution is controlled to prevent it from reaching existing storm drains or natural drainages, as outlined in Mitigation Measures HWQ-1a and 1b.

The Revised Project has more square footage of development (+13%) compared to the Original Project (814,630 vs. 720,000 sf), however, the Revised Project has over 290,000 sf dedicated to the new Private Conservation Easement (-40%), so the Revised Project will actually result in less coverage of native ground compared to the Original Project. Therefore, runoff will be reduced from that evaluated under the Original EIR. The Revised Project also has two detention/water treatment basins which will help protect the quality of water leaving the site. As with the Original Project, compliance with the WQMP will mitigate any of the Revised Project's potential operational impacts on water quality to a less than significant level.

Construction and operation of the Brown Street improvements will require compliance with the County's SWPPP and WQMP requirements. Therefore, impacts from the Revised Project are equivalent to those identified for the Original Project.

Impact HWQ-2 Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

The Revised Project, including Brown Street improvements, would incrementally reduce infiltration by covering over native soils with impermeable surfaces (buildings, parking lots). However, the Project site has shallow bedrock and exposed granitic rock outcroppings, so infiltration in this area is relatively low. Therefore, potential impacts of the Revised Project, like the Original Project, on groundwater supplies or recharge are considered to be less than significant, and no mitigation is required.

Impact HWQ-3 Result in substantial erosion or siltation on- or off-site?

Both the Original Project and Revised Project, including the MJPA Brown Street improvements, will result in an increase in surface runoff by increasing the amount of impervious surfaces and decreasing the amount of permeable surfaces. This lowers the infiltration rate through the Project site, resulting in the necessity for an on-site drainage system that is proposed as part of the Revised Project. (See detailed analysis under Impacts HWQ-4 below). Therefore, potential impacts of the Revised Project, like the Original Project, on drainage patterns are considered to be less than significant, and no mitigation is required.

Impact HWQ-4 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on-or off-site?

A revised hydrology study (preliminary drainage report) was prepared by DRC Engineering, Inc. (DRC 2013) and is included in Appendix I of the Revised Focused DEIR. The study indicated that outflows at the three culverts crossing Alessandro Boulevard and the inlet at Brown Street will all have flows equal or less than existing to protect offsite properties. This includes the outlet closest to the conservation easement (“environmental corridor”) proposed along the western side of the site (Lot 4) as outlined in the Settlement Agreement (see Section 2.8 and Appendix G). The maximum and minimum runoff scenarios presented in the revised hydrology study are presented in Table 4.8.A below.

Table 4.8.A Revised ACC Project Hydrology¹

Drainage Location	100-Year, 24-Hour		2-Year, 1-Hour	
	Existing	Proposed ²	Existing	Proposed ²
Culvert – West (existing 18-inch) ³	4.8	3.0	14.1	9.0
Culvert – East (existing 24-inch)	10.0	0.4	29.0	1.3
Culvert Across Brown Street (proposed 36-inch)	51.7	40.7	149.9	118.1

Source: DRC Engineering, Inc. June 6, 2013

¹ values are peak flow rate in cubic feet per second. Culverts cross Alessandro Boulevard

² with proposed mitigation

³ corresponds to outlet closest to the environmental corridor (conservation easement area)

Information on the ditch and 5 minor drainages found onsite is provided in Section 4.4, *Biological Resources*.

As with the Original Project, the Revised Project does not involve any alterations to any streams or rivers. The revised drainage report for the project includes the portion of the adjacent MJPA property that will be needed for proposed Brown Street and related drainage improvements and concludes that existing runoff from the Project site will be maintained at or below existing levels. Therefore, potential impacts of the Revised Project, like the Original Project, on drainage patterns are considered to be less than significant, and no mitigation is required.

Impact HWQ-5 Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Implementation of the Original Project or Revised Project would increase the runoff flow due to the creation of additional impervious surfaces on the Project site. In order to mitigate the potential impact associated with such increased flows, the Revised Project will be required to maintain existing runoff from the Project site at or below existing levels through the construction and maintenance of two onsite detention basins. As discussed prior, the Revised Project will actually decrease the offsite flow compared to existing conditions for both the 100-year and 2-year storm event. The onsite detention basins will hold “first flush” runoff and its attendant pollution is controlled to prevent it from reaching existing storm drains or natural drainages, as outlined in Mitigation Measures HWQ-1a and 1b. In addition, the design of the drainage plan for the Revised Project keeps runoff from the MJPA site on MJPA property so there will be no increase in runoff volume or velocity on the Revised Project site. The Revised Project will be required to complete a NPDES permit, which will require the preparation of a SWPPP for construction activities, and a WQMP for ongoing activities. Therefore, the potential impacts of the Revised Project relative to runoff water will be similar for those identified for the Original Project (i.e., less than significant) and no mitigation is required.

Impact HWQ-6 Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Neither the Original nor the Revised Project include the construction of residential uses within the Project site. The Project site is not located within a 100-year flood plain or other flood hazard delineation area. Accordingly, implementation of the Revised Project, including street improvements on the adjacent MJPA Brown Street property, will not generate any risks associated with the placement of housing any residential structures within a flood hazard area. No impact will occur and no mitigation is required.

Impact HWQ-7 Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

The Revised Project site is not within a 100-year flood hazard area according to FEMA. Therefore, implementation of the Revised Project would not result in the construction of improvements within the ascribed flood hazard area that would impede or redirect flood flows, and the impact will be less than significant. Therefore, potential impacts of the Revised Project, including street improvements on the adjacent MJPA Brown Street property, like the Original Project, on flood flows are considered to be less than significant, and no mitigation is required.

Impact HWQ-8 Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The Revised Project site is within 10 miles of approximately 10 dams in the region. However, most of these dams are located below the Project site in elevation. The two closest dams with similar or higher elevations than the site are Perris Dam, 1560 ft., and Box Springs Dam, 1680 ft. Perris Dam is located approximately 7.5 miles to the southeast, and Box Springs is located approximately 4.5 miles from the Project site. According to Figure 5-10, Dam Failure Inundation Zones (RivCo 2003a), the Project site is located in an area classified as having zero risk of being inundated from floodwaters from a dam failure. Therefore, potential dam failure impacts upon individuals/property or the Revised Project site will be less than significant. Therefore, potential impacts of the Revised Project, including street improvements on the adjacent MJPA Brown Street property, like the Original Project, due to flooding, including flooding as a result of a levee or dam failure are considered to be less than significant, and no mitigation is required.

Impact HWQ-9 Inundation by seiche, tsunami, or mudflow?

The Revised Project site is not located near the coastline of the Pacific Ocean, or near any large continental bodies of water. Therefore, implementation of the Revised Project will not result in impacts related to a tsunami.

A seiche is defined as a standing wave in an enclosed or partially enclosed body of water. The nearest large bodies of surface water are (i) Lake Perris, which is approximately 7.5 miles southwest of the Revised Project site and (ii) Lake Mathews, which is approximately 7 miles southeast of the Project site. Due to the Project site's distance from Lake Mathews and Lake Perris, the Revised Project will not be subject to impacts associated with a seiche.

The Revised Project site and its surrounding vicinity is relatively flat. The nearest topographic relief to the Project site, the foothills of the Box Springs Mountain, is approximately 10 miles north of the Project site. Therefore, the potential for mudflow affecting the Project site is not substantial, and the impact will be less than significant and no mitigation is required. Therefore, potential impacts of the Revised Project, including street improvements on the adjacent MJPA Brown Street property, like the Original Project, due to inundation by seiche, tsunami or mudflow are considered to be less than significant, and no mitigation is required.

Mitigation Measures. The Original EIR concluded that water quality impacts could be significant and recommended the following mitigation measures:

HWQ-1a Prior to the issuance of grading permits for any portion or phase of the project, the applicant shall submit to and receive County approval of a Storm Water Pollution Prevention Plan and Grading Plan that identify specific actions and BMPs to prevent stormwater pollution from construction sources. The plans shall identify a practical sequence for site restoration, Best Management Practices implementation, contingency measures, responsible parties, and agency contacts. The applicant shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:

- Soil stabilization practices;
- Sediment and runoff control practices;

- Monitoring protocols; and
- Waste management and disposal control practices.

Once approved by the County, the applicant's contractor shall be responsible, throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the Storm Water Pollution Prevention Plan and Grading Plan.

HWQ-1b

Prior to final building inspection for any portion or phase of the Project, the applicant shall receive County approval of a Water Quality Management Plan that identifies specific long-term actions and Best Management Practices to prevent storm water pollution from ongoing site operations. The Water Quality management Plan shall identify a practical sequence for BMP implementation, contingency measures, responsible parties, and agency contacts. The applicant shall enforce the requirement through fines and other penalties, as necessary.

Once approved by the County, the applicant shall be responsible throughout the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the Water Quality Management Plan.

The Water Quality Management Plan shall identify potential pollutant sources that could affect the quality of stormwater discharges from the Project Site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from the Project Site. To protect receiving water quality, the Water Quality Management Plan shall include, but is not limited to, the following elements:

- Permanent erosion control measures such as detention basins, inlet protection, and temporary revegetation or other ground cover that shall be employed for disturbed areas after initial construction is finished.
- No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30 – March 30).
- Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. Of critical importance is the protection of existing catch basins that eventually drain to Sycamore Canyon.
- The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the Project Site to prevent, eliminate, or reduce discharge of materials to storm drains.
- Best Management Practices performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure.

A new drainage study was prepared for the Revised Project, but it still indicates that the mitigation measures recommended for the Original Project are still necessary to help protect water quality. Therefore, the Revised Focused DEIR incorporates these same mitigation measures.

Conclusions. Both the Original Project and the Revised Project had potential short- and long-term water quality impacts, so a number of mitigation measures were proposed, consistent with the SWPPP and WQMP, that would help ensure development of the site would not result in significant water quality impacts. These measures included the design of improvements on the project site and MJPA property to control runoff into the planned detention basins to control first flush pollution and downstream erosion, provide for onsite flood control, and protect downstream areas from soil erosion and sedimentation. With implementation of recommended mitigation measures, the Revised Focused DEIR concludes that drainage and water quality impacts of the Revised Project will be less than significant including the design of the Revised Project and compliance existing County development standards. This conclusion is the same that was reached in the Original EIR for the Original Project.

4.9 Land Use and Planning

**** The Original DEIR Section regarding land use and planning was expanded to include the adjacent MJPA property (Brown Street Improvements). The rest of the analysis of the Original EIR is valid per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted. ****

Existing Conditions. The Project site is currently vacant with evidence of moderate to high human disturbance. Dirt access roads occur along the project's eastern and western boundaries and two dirt roads bisect the central portion of the site. Significant dumping has occurred along the central portion of the eastern boundary. In addition, the northern portion of the Project site has been recently disked. A natural gas pipeline crosses the project area from east to west. Surrounding land uses include undeveloped land that is part of the Sycamore Canyon Park to the northwest, undeveloped land that is under the MJPA to the south and east, and residential development to the west. The Project site is designated as Light Industrial (LI) in the County's General Plan and zoning ordinance. The surrounding areas to the east, southwest and south of the Project site are not designated because they are outside of the City of Riverside Sphere of Influence. The land to the west is designated Semi Rural Residential (SRR). From the northwest to due north, the land use designation changes from Business/Office Park (B/OP) to Public Park (P) back to Office/Business Park (O/BP).

The MJPA land east of and adjacent to the eastern boundary of the MJPA Brown Street right-of-way has been set aside as permanent habitat preservation and is referred to as the Private Conservation Lands in this document.

Original EIR Impacts. The Project site does not consist of any established communities. Although a residential neighborhood exists along the western boundary of the Project site, the remaining areas adjacent to the project site are undeveloped and vacant. Therefore, the Original Project does not have the potential to divide an established community. The Project is consistent with the County of Riverside General Plan, Lake Mathews/Woodcrest Area Plan, Riverside County Zoning, March Air Reserve Base Airport Influence Policy Area, and City of Riverside Sphere of Influence. The Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Compliance and adherence with the guidelines in the urban/wildlands interface analysis will cause the project to be fully consistent with the Western Riverside County MSHCP and will not conflict with any habitat conservation plan, or otherwise adversely affect any significant biological communities.

The Original EIR concluded that the following environmental impacts were found to be less than significant and did not require mitigation:

- Divide Established Community
- Conflict with Applicable Plans, Policies, or Regulations
- Conflict with Conservation Plans

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. While the Original

Project also included commercial and office uses, it did include light industrial (warehouse) uses similar to the planned uses of the Revised Project.

Impact Analysis of the Revised Project. The following analysis is based on the three CEQA Guidelines significance criteria for Land Use and Planning: a) divide established community; b) conflict with applicable plans, policies, or regulations; and c) conflict with conservation plans.

Impact LUP-1 Physically divide an established community?

Because the Revised Project site and Original Project site are the same, impacts to established communities would be the same. The Revised Project will be constructed on vacant, undeveloped land. The Project site does not consist of any established communities. A residential neighborhood exists along Gem Lane, the western boundary of the Project site. However, the remaining land adjacent to the Project site is either undeveloped (south and east) or developed as a roadway (Alessandro Boulevard to the north. Therefore, similar to the Original Project, the Revised Project, including the MJPA Brown Street improvements, does not have the potential to divide an established community, so this impact is less than significant and no mitigation is required.

Impact LUP-2 Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The Project site is within an unincorporated area in the County of Riverside, and therefore, it is subject to the County's General Plan goals and policies. The site is designated as Light Industrial (LI) under the foundation component of Community Development in the General Plan. This designation allows for a variety of uses including industrial, manufacturing, service, and commercial. The Revised Project is consistent with the existing General Plan (Light Industrial or LI) and zoning classifications of the site (Industrial Park or IP). Therefore, similar to the Original Project, no significant land use or planning impacts are expected from implementation of the Revised Project, including the MJPA Brown Street improvements, and no mitigation is required.

Impact LUP-3 Conflict with any applicable habitat conservation plan or natural communities conservation plan?

The planned construction of Brown Street and related drainage improvements will create a permanent boundary between project development and the Private Conservation Land immediately east of the project site. No significant land use impacts to either MJPA or the Center for Natural Lands Management, the organization that manages the Private Conservation Area, are expected to result from these improvements. The Private Conservation Easement will incrementally increase SKR habitat around the project site and provide a connection between the SKR inhabiting Sycamore Canyon and those inhabiting the MJPA preserve lands. Therefore, similar to the Original Project, no significant land use or planning impacts related to conservation plans are expected from implementation of the Revised Project, including the MJPA Brown Street improvements.

Conclusions. The Revised Focused DEIR concludes that the project will not divide a community, conflict with General Plan, zoning, or established conservation plans. Since land use and planning impacts of the Revised Project, including construction of Brown Street on MJPA land, will be less than significant, no mitigation is needed. This conclusion is the same that was reached in the Original EIR for the Original Project.

4.10 Mineral Resources

**** The section of the Original DEIR regarding mineral resources has been expanded to include the adjacent MJPA property (Brown Street Improvements). The rest of the analysis in the Original EIR is valid per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted ****

Existing Conditions. The Revised Project site and the MJPA property are underlain by topsoil, colluvium and relatively shallow granitic bedrock. Based on the Riverside County General Plan and the State Mining and Geology Board, the Alessandro Commerce Centre site is designated as MRZ-3, which are areas containing mineral deposits, the significance of which cannot be evaluated from available data. For many years, the project site has been planned and zoned for urban and suburban uses. No mining operations currently occur on or in proximity of the site; nor does information suggest that mining operations been conducted on or in proximity of the site in the past.

Original EIR Impacts. The Original EIR concluded that the Original Project was not expected to result in the loss of availability of valuable mining resources known to exist on or within the project site. With the adherence to Riverside County General Plan mineral resource policies, the current zoning of the site, and the residential neighborhoods west of the site, the possibility of future mining operations on the site was extremely limited. Impacts to the loss of locally-important mineral resources were determined to be less than significant, and no mitigation was required.

The Original EIR concluded that the following environmental impacts were found to be less than significant and did not require mitigation:

- Loss of Known Mineral Resource
- Loss of Mineral Resource Recovery Site

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings.

Impact Analysis of the Revised Project. The following analysis is based on the two CEQA Guidelines significance criteria for Mineral Resources: a) loss of known mineral resource; and b) loss of mineral resource recovery site.

Impact MR-1	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
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Similar to the Original Project, the Revised Project, including the MJPA Brown Street improvements, would develop essentially the entire project site, so impacts to known mineral resources would be the same as those identified in the Original EIR (i.e., less than significant) and no mitigation is required.

Impact MR-2 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?

The underlying geology and soils of the MJPA property is similar to that of the Original Project site (i.e., shallow topsoil and colluvium underlain by relatively shallow granitic bedrock). Similar to the Original Project, the Revised Project, including the MJPA Brown Street improvements, would develop essentially the entire project site, except for the approximately 6.69 acres, 200-foot wide conservation easement along the western border, so impacts would be the same as those identified in the Original EIR (i.e., less than significant) and no mitigation is required.

Conclusions. The Revised Focused DEIR concludes that the project will not have any impacts on identified mineral resources, so impacts to mineral resources from development of the Revised Project will be less than significant, and no mitigation is required. This conclusion is the same that was reached in the Original EIR for the Original Project.

4.11 Noise

**** This section from the Original EIR is being recirculated for additional public comment due to changes in the project design that require revisions to the Original EIR, including improvements on the adjacent MJPA property and the possible rock crushing activity; the impacts remain the same or are less than what was determined in the Original EIR and no new mitigation measures are required, although one measure was modified to address potential rock crushing ****

Existing Conditions. The dominant noise source at the project site is currently vehicular traffic on I-215, approximately 0.5 mile to the east, and traffic on Alessandro Boulevard immediately to the north. Existing roadway noise levels onsite are estimated between 54.4 dBA CNEL to 70.5 dBA CNEL. A single set of railroad tracks, running north and south, are located 0.33 mile to the east. Interstate 215 (I-215) is located just past the tracks, approximately 0.5 mile from the Project site. The site is located approximately 2 miles northwest of March Air Reserve Base (Base), which has a 2.5-mile runway capable of handling aircraft up to a C-17. The project site is within the March Air Reserve Base Airport Influence Policy Area, Safety Zone II.

Original EIR Impacts. Ambient noise measurements were taken at several locations near the Project site and indicate that noise levels in the immediate project area range from 54.4 to 69.1 CNEL depending upon the location of the measurement (MBA 2007). The noise levels during construction and operation of the Original Project would not exceed Riverside County noise standards with the construction-exemption, and therefore the impact would not be considered significant. The vibrations that would be experienced by the neighboring residential area would be below the 80 VdB threshold. Construction on the site would also be required to abide by the Riverside County Noise Ordinance. Therefore, impacts would be less than significant.

The noise impact analysis study showed that the highest permanent noise increase due to the Original Project would be below the threshold of 70dBA (MBA 2007). Therefore, impacts from permanent increases in ambient noise levels would be less than significant. Although the construction activity would take place in accordance with Riverside County noise ordinance requirements for construction, the study shows the noise increment up to 20 dBA CNEL above the normal level during certain construction phases. Therefore, mitigation measures N-4a and N-4b were recommended.

The Project site is located eight miles southeast of the Riverside Municipal Airport and is beyond the airport's 60 dBA CNEL noise contour. The March Air Reserve Base (March ARB) is located two miles southeast of the site and it is within Airport Influence Policy Safety Area II. However, the County noise ordinance has a noise threshold of 70 dBA which is applicable for the Project site. Therefore, the Original EIR concluded that there would not be significant noise impacts to employees and visitors to the project site because of the proximity of March ARB.

The Original EIR concluded that the following environmental impacts were found to be less than significant and did not require mitigation:

- Noise Levels in Excess of Standards
- Excessive Groundborne Vibration

- Permanent Increase in Ambient Noise Levels
- Airport Noise Levels
- Private Airstrip Noise Levels

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings.

Impact Analysis of the Revised Project. The following analysis is based on the six CEQA Guidelines significance criteria for Noise: a) noise levels in excess of standards; b) excessive groundborne vibration; c) permanent increase in ambient noise levels; d) temporary or periodic increase in ambient noise levels; e) airport noise levels; and f) private airstrip noise levels.

Impact N-1 Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The trip generation assessment (Appendix E) determined that the Revised Project would generate only a third of the total vehicular trips (in Passenger Car Equivalents or PCEs) than the Original Project so it is likely the Revised Project, including the MJPA Brown Street improvements, would have substantially less impact on land uses along truck routes serving the project, and would also be less than significant as the noise impacts of the Original Project were determined to be less than significant.

County Noise Standards. The County of Riverside has adopted a modified version of the State guidelines for interior and exterior noise standard sources as part of the General Plan Noise Element for assessing the compatibility of land uses with transportation related noise impacts. The County addresses two separate types of noise sources, mobile and stationary. Mobile or transportation related noise impacts are controlled using the 24-hour CNEL to assess the land use compatibility for community noise exposure. The Noise Element of the County General Plan specifies the maximum noise levels allowable for new development impacted by transportation noise sources such as arterial roads, freeways, airports and railroads. The General Plan defines noise levels for industrial uses up to 75 dBA CNEL as “normally acceptable”, which means the development of an industrial use is satisfactory with normal conventional construction without special noise insulation requirements. A stationary noise producer is any object or entity in a fixed location that emits noise. The County of Riverside has set exterior noise limits to control delivery trucks, trash compactors, speakerphones, vehicle activities, and mechanical ventilation system noise impacts associated with development to adjacent noise sensitive uses. These facility-related noises, as projected to any portion of any surrounding property containing a habitable dwelling ... must not exceed the worst-case noise levels. In addition, while noise generated by the use of motor vehicles over public roads is preempted from local regulation, the County considers the use of vehicles to be a stationary source when operated on private property such as a truck terminal or warehousing facility. The Noise Element sets an exterior noise limit 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 a.m. to 10 p.m. and 45 dBA L_{eq} during the noise sensitive nighttime hours of 10 p.m. to 7 a.m.

At this time it is not anticipated that the warehouse buildings will operate 24 hours a day, 7 days a week, but it is possible since the project is speculative and no specific building users have yet been identified. In any event, the project loading docks of Building 1, which would be closest to the residences, are not located on the west side of the building (facing the existing residences)

so it is not expected that warehouse operations would cause significant noise impacts on local residents even if one or both of the proposed warehouses were to operate 24/7. For example, the loading docks for Building 1 face north-south and are approximately 400 feet from the existing residences at their closest point. Both loading/unloading and truck slow-speed movement would result in approximately 75 dBA L_{max} at 50 feet. Air conditioning units (rooftop) would generate up to 70 dBA at 50 feet. At a distance of 400 feet, a reduction of 18 dBA occurs based only on distance attenuation. Therefore, each loading dock or truck movement would be reduced to 57 dBA (75 – 18) for a noise level of 50 dBA L_{max} . Even if it was assumed there would be up to 32 trucks in the loading/unloading area, either maneuvering into or out of the dock doors or idling for loading/unloading, which would increase the noise level by 12 dBA (3 dBA increase per doubling of the number of trucks), the resulting noise level would be 69 dBA L_{max} , which is lower than the County's 70 dBA and 75 dBA L_{max} for daytime and nighttime stationary source noise levels, respectively. The rooftop air conditioning units would receive additional noise attenuation from the parapet surrounding the roof and would not have any measurable contribution to the ambient noise levels at 400 feet away. Therefore, even 24/7 operation of the project warehouses would not have significant noise impacts on the adjacent residences.

The loading docks for Building 2 on Lot 3 do face west so it is possible operational noise may reach the existing residences to the northwest. Both loading/unloading and truck slow-speed movement would result in approximately 75 dBA L_{max} at 50 feet. Air conditioning units (rooftop) would generate up to 70 dBA at 50 feet. At a distance of 1,110 feet, a reduction of 27 dBA occurs based only on distance attenuation. Noise from Building 2 that traveled toward the existing residences would also be partially blocked by Building 1, with a minimum of 6 dBA noise reduction from building shielding. Therefore, each loading dock or truck movement would be reduced by 33 dBA (75 – 27 – 6) for a noise level of 42 dBA L_{max} . Even if it was assumed there would be up to 16 trucks in the loading/unloading area, either maneuvering into or out of the dock doors or idling for loading/unloading, which would increase the noise level by 15 dBA (3 dBA increase per doubling of the number of trucks), the resulting noise level would be 57 dBA L_{max} , which is much lower than the County's 70 dBA and 75 dBA L_{max} for daytime and nighttime stationary source noise levels, respectively. The rooftop air conditioning units would receive additional noise attenuation from the parapet surrounding the roof and would not have any measurable contribution to the ambient noise levels at 1,110 feet away. Therefore, even 24/7 operation of the project warehouses would not have significant noise impacts on the adjacent residences.¹²

A supplemental noise assessment was prepared for the Revised Project (see Appendix D), including the possible use of an onsite rock crushing facility to be located on Lot 3 (see section 3.3.3 in the Project Description). At a minimum, the rock crushing machinery would be at least 880 feet from the closest sensitive receptor (i.e., residences west of the site) and more likely 1,300 feet if the rock crushing equipment is placed near the center of Lot 3. The assessment indicates that rock crushing would result in noise levels of 62 dBA L_{max} and 51.4 dBA L_{eq} under worst case conditions (880 feet from residences) while it is more likely noise levels would be 59 dBA L_{max} and 48.4 dBA L_{eq} , all of which are within County noise requirements, as outlined below. It should be emphasized that it is not certain that rock crushing activities will actually occur onsite, and it would never occur at night or on the weekends. However, it is analyzed in

¹² Data provided by Dr. Tony Chung, director of the LSA noise assessment group via email (June 16, 2015).

this section to identify potential worst case conditions. This activity was not identified in the Original EIR.

Using Lot 2 for parking and/or storage would incrementally reduce the general noise impacts of the project both to nearby neighbors and on surrounding roadways by reducing the amount of warehouse building on the site compared to the Original Project.

Based on the foregoing, the Revised Project, including the adjacent MIPA property, and similar to the Original Project, will not have significant impacts related to noise exposure in excess of established standards with implementation of the recommended mitigation measures, including modifications to MM N-4a to address potential rock crushing activities.

Impact N-2 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

During construction, there will be a significant amount of fill importation and leveling. These activities require numerous pieces of large construction equipment vehicles such as bulldozers and dump trucks. A large bulldozer or a loaded truck can create ground vibration in excess of 80 VdB at 25 feet from the vibration source. However, the nearest sensitive receptor to the proposed project construction is over 200 feet to the west. Vibration decreases the further away the receptor gets from the source. The threshold in residential settings for infrequent vibration events (less than 70 events per day) is 80 VdB. Considering the distance of the nearest sensitive receptor to the potential vibration source (50 feet), the vibration experienced at that location would be well below 80 VdB. Further, impacts at the site of the closest sensitive receptor are unlikely to be sustained during the entire construction period, but rather only during the time that heavy construction equipment is operating in the immediate vicinity, or when rock-crushing activities are ongoing. Construction on the site will also be required to abide by the Riverside County Noise Ordinance (See Ordinance 847). Brown Street is on the east side of the Project while the residences are west of the site, representing a separation of over 1,200 feet. Therefore, the impact of the Revised Project, including the MIPA Brown Street improvements, will be less than significant and no mitigation is required. This is the same conclusion that was determined by the analysis of the Original Project.

Impact N-3 A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?

As outlined above under Impact N-1, the Revised Project, including the MIPA Brown Street improvements, will not result in significant short- or long-term increases in ambient noise levels as long as the recommended mitigation is implemented. This is the same conclusion that was determined by the analysis of the Original Project.

Impact N-4 A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?

A supplemental noise assessment was prepared for the Revised Project (see Appendix D) for the possible use of an onsite rock crushing facility to be located on Lot 3 (see section 3.3.3 in the Project Description). At a minimum, the rock crushing machinery would be at least 880 feet from the closest sensitive receptor (i.e., residences west of the site) and more likely 1,300 feet if

the rock crushing equipment is placed near the center of Lot 3. The assessment¹³ indicates that rock crushing would result in noise levels of 62 dBA L_{max} and 51.4 dBA Leq under worst case conditions (880 feet from residences) while it is more likely noise levels would be 59 dBA L_{max} and 48.4 dBA Leq, all of which are within County noise requirements and therefore is not a significant impact. It should be emphasized that it is not certain that rock crushing activities will actually occur onsite, but it is analyzed in this section to identify potential worst case conditions. This activity was not identified in the Original EIR.

The noise study for the Original DEIR estimated the maximum construction noise from the Original Project would be during grading and would equal 81 dbA at 150 feet (Table 4.11-5, DEIR page 4.11-13). The Revised Project now has a private conservation easement along the western side of Building 1 so grading would be over 250 feet from the closest residence, further reducing potential noise impacts. Assuming maximum noise levels of 90 dB at 50 feet during grading or construction, maximum noise levels would be less than 70 dB during daytime hours and would not occur during evenings. This anticipated noise level would be within the County's 75 dBA and 70 dBA L_{max} for daytime and nighttime stationary source noise levels, respectively.

The Original EIR indicated that Project noise levels from vehicular sources were well below County standards (Original EIR Table 4.11-4, page 4.11-11). The Revised Project noise levels, including activities associated with the MJPA Brown Street improvements, would be equivalent or less than those of the Original Project identified in the Original EIR since the estimated operational traffic for the Revised Project would be 80 percent¹⁴ less than the Original Project (see Table 4.14.3 on page 4-83 in the traffic section). Page 4.11-15 of the Original DEIR states that..."The noise impact analysis study shows that the highest permanent noise increase due to the Proposed Project would be at the Project site road between Alessandro Boulevard and Brown Street (See Table 4.11-4) However, the increased noise level (57.4 dBA CNEL) is well below the threshold of 70dBA outlined in Riverside County noise ordinance (MBA 2007b)." The much lower PCE value but higher proportion of trucks would still not result in an ambient noise level increase above 60 dBA at that location¹⁵, therefore, the Revised Project would have roadway noise level impacts equal or less than those of the Original Project.

Therefore, noise level impacts of the Revised Project will be less than significant with implementation of the proposed mitigation and less than significant, even with the higher proportion of truck trips to vehicular trips under the Revised Project.

Impact N-5 For a Project located within an airport land use plan or, where such a plan has not been adopted, within two 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?

The Revised Project site, including the MJPA Property, is located eight miles southeast of the Riverside Municipal Airport and is beyond the airport's 60 dBA CNEL noise contour. The March Air Reserve Base (March ARB) is located two miles northwest of the March ARB and the site is within the Airport Influence Policy Safety Area II. Because, the March ARB does not have an Airport Master Plan, the Riverside County Airport Land Use Commission utilizes compatibility

¹³ L_{eq} , is the constant noise level that would result in the same total sound energy being produced over a given period, but it is NOT an "average" sound level. L_{max} is the root mean squared highest level of a noise source where peak is the maximum level of the raw noise source.

¹⁴ Traffic values in Passenger Car Equivalents (PCE)

¹⁵ Data provided by Dr. Tony Chung, director of the LSA noise assessment group (June 30, 2015).

guidelines set forth in the current Riverside County Airport Land Use Plan. According to the Riverside County Airport Land Use Plan, Area II guidelines allow for light industrial development as contemplated by the Revised Project. Therefore, the development is consistent with the Riverside County Airport Land Use Plan.

The Project site is located within the 60 dBA CNEL noise contour for March ARB. However, the County noise ordinance has the threshold of 70dBA, which is applicable for the Project site. Therefore, there will not be a significant noise impacts to the on-site people within the Project site because of the proximity of March ARB and no mitigation is required. The Revised Project site is in the same location as the Original Project, therefore, the potential impacts of the Revised Project relative to airport land use plans will be similar for those identified for the Original Project (i.e., less than significant) and no mitigation is required.

Impact N-6 For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?

There are no private airstrips in the Project vicinity, including the MJPA Property. The nearest private airstrip, Flabob Airport is located 8 miles northwest of the Project site. The site is beyond the airport's 60 dBA CNEL noise contour. Therefore, the impacts from a private airstrip would be less than significant. The Revised Project site is in the same location as the Original Project, therefore, the potential impacts of the Revised Project relative to private airstrips will be similar for those identified for the Original Project (i.e., less than significant) and no mitigation is required.

Mitigation Measures. The Original EIR concluded that impacts from temporary or periodic increases in ambient noise levels were potentially significant and the following mitigation will be required:

MM N-4a Prior to grading permit issuance, the project applicant shall submit a Construction Noise Mitigation Plan to the County for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited to, locating stationary noise-generating equipment (such as pumps and generators), as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul, trucks and trailers. Onsite noise sources located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise-sensitive receptors as reasonably possible. The noise attenuation measures identified in the plan shall be incorporated into the project.

MM N-4b During construction, all equipment shall utilize noise reduction features (e.g., mufflers, engine shrouds, etc.) that are no less effective than those originally installed by the manufacturer.

Although certain aspects of the Revised Project have changed compared to the Original Project, the noise mitigation measures included in the Original EIR are applicable and appropriate for the Revised Project as well. After review, it was determined that Measure N-4a can be applied to rock crushing equipment if it is used during construction, but it must be placed within Parcel 3 as outlined in Section 3.3.3 of the project description. Therefore, the following minor addition to Measure N-4a is required (additional text underlined) if rock crushing activities actually were to occur:

MM N-4a Prior to grading permit issuance, the project applicant shall submit a Construction Noise Mitigation Plan to the County for review and approval. The plan shall depict the location of construction equipment and describe how noise would be mitigated through methods such as, but not limited to, locating stationary noise-generating equipment (such as pumps and generators), as far as possible from nearby noise-sensitive receptors. Where practicable, noise-generating equipment will be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul, trucks and trailers. Onsite noise sources located less than 200 feet from noise-sensitive receptors will be equipped with noise-reducing engine housings. Portable acoustic barriers able to attenuate at least 6 dB will be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise-sensitive receptors as reasonably possible. The noise attenuation measures identified in the plan shall be incorporated into the project as conditions of approval of the grading and construction plans as appropriate. Any rock crushing equipment must be located within Lot 3, preferably as far from existing residences as possible, to minimize noise impacts. Rock crushing equipment can only be operated on weekdays between 9 am and 4 pm to further reduce noise impacts on residents.

In addition, the following measure was added to help ensure there will be no significant noise impacts from warehouse operations under the Revised Project, even if one or both of the warehouses were operated on a 24/7 basis:

MM N-4b If, during project operations, the County Planning Department receives 4 or more noise complaints within a 3-month period from residents living west of the project property, the tenants or occupants of either one or both warehouses will be required to conduct noise assessments along the western property boundary to determine if project operational noise levels exceed County standards. If noise levels are found to exceed County standards, one or both operators shall be required to install noise attenuation improvements or reduce operational activities to reduce noise levels to meet County standards. This requirement shall be made part of conditions for map or conditional use permit approvals for both buildings of the project, and shall be implemented to the satisfaction of the County Planning Department Manager.

Conclusions. Implementation of the additional mitigation measures controlling rock crushing and warehouse operations will ensure that potential noise impacts do not exceed County noise standards. Revised Focused DEIR concludes that noise impacts of the project will be less than significant with the implementation of recommended mitigation measures, based on the proposed design of the Revised Project, and in compliance with the County noise ordinance and other County development standards applicable to noise, even with the potential addition of rock

crushing activities in Lot 3. This conclusion is the same that was reached in the Original EIR for the Original Project.

4.12 Population and Housing

**** The analysis in the Original EIR is valid per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted ****

Existing Conditions. The project site, including the MJPA Property, is currently undeveloped and unpopulated. The surrounding area is vacant to the south, east, and north. However, non-residential development is planned further to the east (in the County) and north across Alessandro Boulevard (in the City of Riverside). Residential developments are located to the west of the Project site along Gem Lane. Alessandro Boulevard bounds the project site to the north, and the I-215 Freeway is located approximately a half a mile to the east.

According to Department of Finance, the 2008 population of Riverside County was 2,088,322. Based on SCAG predictions, the population of the County is expected to grow 91 percent from 2003 to 2030. According to DOF data, there are 207,507 household units within the unincorporated areas of Riverside County, with an average of 3.090 persons per household. The County of Riverside's household inventory is predicted to increase 96 percent between 2003 and 2030. SCAG also estimated that employment was 650,319 within the unincorporated areas of Riverside County in 2005. SCAG forecasted that employment will increase 39.4 percent from the year 2010 to 2030.

The employment-population ratio for the areas classified as the Western Riverside Council of Governments was approximately 0.20 (89,249 employment / 435,178 residents) in 2005. SCAG estimates predict that the employment-population ratio will increase to 0.33 (258,430 employment / 783,622 residents) by the year 2030. The employment-housing ratio for the regions of the Western Riverside Council of Governments was approximately 0.65 (89,249 employment / 136,976 housing) for the year 2005. SCAG predicts that the ratio will be 1.02 (258,430 employment / 252,975 housing) by the year 2030.

Original EIR Impacts. The Original Project is consistent with growth and development predictions for the area by the Southern California Association of Governments. The implementation of the Original Project was found not to affect local-regional or regional population projections. Additionally, the region's employment to housing ratio is estimated to be 0.73 for the year 2010, and the employment opportunities provided by the project will help to improve the jobs/housing imbalance in this region. The Project would not result in the displacement of housing because the project site does not have existing housing units. The Project would not result in the displacement of people because the project site is currently vacant.

The Original EIR concluded that the following environmental impacts were found to be less than significant and did not require mitigation:

- Population Growth
- Housing Displacement / Replacement Housing
- Population Displacement / Replacement Housing

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings.

Impact Analysis of the Revised Project. The Revised Project would have a different amount and distribution of employees from the Original Project as its land uses are different. At present, it is estimated that the Revised Project will generate 534 new employees, based on an average generation rate of 0.65 employees per thousand square feet of warehousing (or 1 employee per 1,530 square feet).

Impact P-1 Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

The Revised Project would not construct any new housing or add any new population, either directly or indirectly. The Revised Project is consistent with County zoning and land use designations, so population and housing projections would not be negatively affected by development of the Revised Project, either directly or indirectly. Therefore, the Revised Project would still not have any significant impacts on population or housing, and no mitigation is needed or recommended.

Impact P-2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The Revised Project would not construct any new housing or add any new population, either directly or indirectly. The Revised Project is consistent with County zoning and land use designations, so population and housing projections would not be negatively affected by development of the Revised Project, and is not expected to create a need to build replacement housing. Therefore, the Revised Project would still not have any significant impacts on population or housing, and no mitigation is needed or recommended.

Impact P-3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The Revised Project would not construct any new housing or add any new population, either directly or indirectly. The Revised Project is consistent with County zoning and land use designations, so population and housing projections would not be negatively affected by development of the Revised Project. The majority of the new employees would be anticipated to come from the existing area. The Revised Project is not the type that would lead to greater development of the area nor create an enticement for greater numbers of people to relocate to—or to move away from—the area. Therefore, the Revised Project would still not have any significant impacts on population or housing, and no mitigation is needed or recommended.

Conclusions. The Revised Focused DEIR concludes that population and housing impacts of the Revised Project, including the MJPA Brown Street property, will be less than significant based on its proposed land uses, so no mitigation is needed. This conclusion is the same that was reached in the Original EIR for the Original Project.

4.13 Fire, Police, Schools, and Recreation

**** The analysis in the Original EIR is valid per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted. As such, this section is not being recirculated for comment, however, the section as it concerns the Revised Project is being provided as information and context for the reader ****

Existing Conditions. The Insurance Service Office (ISO) classifies cities according to their level of fire protection and physical conditions. The ISO ratings are on a scale from 1-10 with Class 1 being the best. The ISO rating for the County of Riverside is Class 3 and only 5 percent of the more than 44,000 fire agencies in the United States receive an ISO 2 rating or better (i.e., ISO 1). The Project site is located in the "Hazardous Fire Area" of the County. The Project site also falls under "Category 1 – Heavy Urban" and, based upon the Fire Protection Master Plan, the "Category 1 – Heavy Urban" specifies that a full alarm assignment be operating on the fire ground within fifteen minutes and the fire station be located within 3 miles. The Riverside County Sheriff's Department (RCSD) provides police protection for those portions of western Riverside County that include the Project site. Nine sheriff substations are located throughout the County. The closest County law enforcement services available to the Project site are located at the Perris Station

The Project site is located within the Moreno Valley Unified School District (MVUSD). MVUSD operates 39 schools: 23 elementary, six middle schools, five comprehensive high schools, and five alternative schools. The Riverside County Regional Park and Open-Space District operates and manages park and trail services in the unincorporated areas of Riverside County. The nearest regional park in proximity to the Project site is Box Springs Mountain Reserve, located approximately 4 miles to the north of the site. The Riverside County Library System (System) will provide library services for all of Riverside County, including the project site. The closest library to the Project site is the Woodcrest Library, which is approximately 5 miles to the southwest. The next closest is the Perris Library, located approximately 6.5 miles to the south.

Original EIR Impacts. Industrial uses do not generate a substantial number of law enforcement service calls compared to residential uses. The project would also not propose land uses that would directly generate new students for existing schools. The Original Project would result in an indirect incremental increase in park services demand most likely through employees and visitors to the site. No trails run through the Project site, therefore, existing trails would not be directly impacted. The Project would result in an indirect incremental increase in trail service demand and use via off-duty employee use. Any increase in area population would be indirect and would not be expected to be substantial given the industrial uses of the Project. Therefore, significant increases or new demands on public or civic facilities are unlikely to occur. The project would also pay fees to the Development Impact Fee Program to lower impacts to law enforcement, schools, recreational areas, and fire protection to a less than significant level.

The Original EIR concluded that the following environmental impacts were found to be less than significant and do not require mitigation:

- Fire Departments

- Law Enforcement
- Schools
- Parks
- Trails
- Other Public Facilities
- Increase Use of Parks
- Recreational Facilities Physical Effect on Environment

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. Both the Original and Revised Projects called for construction of Brown Street and related drainage improvements on the offsite MIPA property immediately adjacent to the eastern boundary of the site.

Impact Analysis of the Revised Project. The CEQA threshold for public services is if the project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (a) fire protection; (b) police protection; (c) schools; (d) parks; or (e) other public facilities.

Impact PSR-1 Result in the need for new or physically altered fire facilities in order to maintain acceptable levels of service?

The Original DEIR indicated the site was within a 5-minute response time from Fire Station No. 6 (Table 4.13-1, DEIR page 4.13-6), and the Revised Project would have a similar response time since they are at the same location. The Revised Project proposes different land uses than the Original Project, but they are light industrial in nature (i.e., warehousing) and are not expected to result in significant increases in the need for fire protection services compared to those of the Original Project. Although the Revised Project has 13% more developed area than the Original Project, the Original Project contained retail commercial uses and a fast food restaurant, which are open at night and can attract the public to an otherwise deserted industrial site, possibly increasing the need for fire services. Therefore, the Revised Project will create an equal or reduced demand for fire protection services compared to the Original Project. The developer of the Revised Project is required to pay existing Development Impact Fees for anticipated fire protection service impacts (see Table 4.13.A. To address potentially significant fire protection impacts, the following mitigation measure was proposed:

MM PSR-1 Prior to issuance of building permits, the Riverside County Fire Department shall notify the developer if a development agreement is required to help fund improvements to the regional integrated fire protection response system that are in addition to those of the Development Impact Fee (DIF) program. This notification shall demonstrate a nexus and rough proportionality for any additional mitigation specifically required by the Alessandro Commerce Centre Project. In no case will the additional mitigation cost for new facilities and/or equipment exceed the proportion of Project square footage to the standard identified in the

Riverside County Fire Protection Master Plan (currently one new station per 3.5 million square foot of new commercial/industrial development).

With implementation of this measure, potential fire service-related impacts of the Original Project were determined to be less than significant, along with payment of the County's DIF fee. A similar conclusion applies to the Revised Project as it proposes similar types of uses although slightly more square footage.

Impact PSR-2 Result in the need for new or physically altered police facilities in order to maintain acceptable levels of service?

The Original DEIR indicated the "closest County law enforcement services available to the Project site are located at the Perris Station" (DEIR page 4.13-6) and this would be the same for the Revised Project. The Revised Project proposes different land uses than the Original Project, but they are light industrial in nature (i.e., warehousing) and are not expected to result in significant increases in the need for fire protection services compared to those of the Original Project. Although the Revised Project has 13% more developed area than the Original Project, the Original Project contained retail commercial uses and a fast food restaurant, which are open at night and can attract the public to an otherwise deserted industrial site, possibly increasing the need for police (i.e., County Sheriff) services. Therefore, the Revised Project will create an equal or reduced demand for police protection services compared to the Original Project. The developer of the Revised Project is required to pay existing Development Impact Fees for anticipated fire protection service impacts (see Table 4.13.A. The Original DEIR concluded..."Based on current service levels, the Proposed Project could generate up to an additional 2.3 calls for service per day (based on a Countywide average of 1.2 calls per thousand population per day), with approximately two percent of the calls being priority one calls. The Proposed Project would provide development impact fees to the County of Riverside for capital improvements to the Sheriff's Department facilities. These fees would be used to fund improvements/construction of land, equipment, and facilities. The impact fees would lower the impact of the Project to a less than significant level.

Since the proposed Revised Project is similar in many ways to the Original Project, it is expected that payment of the County's DIF fee for sheriff services will also reduce potential impacts of the Revised Project to less than significant levels (see Table 4.13.A).

Impact PSR-3 Result in a need for new or physically altered school facilities in order to maintain acceptable levels of service?

The Original DEIR indicated the project site was within the boundaries and served by the Moreno Valley Unified School District (MVUSD). Both the Original Project and Revised Project were non-residential in nature so they would be expected to only generate a minimal number of additional students for local schools (i.e., employees may have their children attend school in the school district they work in as opposed to where they live if they obtain permission from the two districts). The Revised Project would be required to pay the applicable non-residential school impact fee to the MVUSD which is considered full mitigation of potential school impacts under CEQA. See Table 4.13.A for an estimate of school impact fees.

Impact PSR-4	Result in a need for new or physically altered parks in order to maintain acceptable parkland ratios?
Impact PSR-5	Result in a need for safety improvements to local or regional trails?
Impact PSR-7	Result in a need for new or physically altered recreational facilities which might have an adverse physical effect on the environment.

The Original DEIR indicated the Original Project is served by the County of Riverside Recreation and Parks Department (DEIR pages 4.13-6 and -7) and this agency would also serve the Revised Project. The Revised Project would result in an incremental increase in the demand for existing park facilities and trails, but these impacts are not expected to be significant due to the nature of the project (i.e., non-residential), and payment of the County's DIF fees for parks and trails is expected to assure that project impacts will be less than significant in this regard (see Table 4.13.A).

Impact PSR-6	Result in a need for new or physically altered government facilities in order to maintain acceptable ratios?
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The Original DEIR indicated the Original Project is served by the County of Riverside (DEIR page 4.13-5) and this agency would also serve the Revised Project. The Revised Project would result in an incremental increase in the demand for existing government services and facilities, but these impacts are not expected to be significant due to the nature of the project (i.e., non-residential), and payment of the County's DIF fees for various governmental services is expected to assure that project impacts will be less than significant in this regard (see Table 4.13.A).

Table 4.13.A: Development Impact Fees for Revised Project

Service (Provider)	DIF Fee Rate¹	Project DIF²
Fire Protection (County)	\$1,779 per acre	\$96,066
Police Protection (County)	\$2,000 per acre	\$108,000
Schools (MVUSD)	\$0.54 per square foot (Level I)	\$439,900
Parks (County)	NA	\$0
Trails (County)	NA	\$0
Other Public Facilities ³ (County)	\$8,500 per acre (\$10,279 – Fire Fee)	\$459,000
Area Plan DIF ⁴	\$6,358 per acre	\$343,332

Source: Riverside County website and Moreno Valley Unified School District website, accessed June 30, 2015

¹ Based on data from "An Overview of the New 2010-2020 Development Impact Fee (DIF) Nexus Study", Riverside County Executive Office staff report, February 22, 2014. and "County of Riverside Development Impact Fee Study Update, Draft Final Report", Wildan Financial Service, December 18, 2013.
² Based on 54 acres for site and 814,630 square feet of building.
³ Includes criminal justice public facilities, library construction, flood control, library books, and multi-service centers.
⁴ County Ordinance 659.13 for Highgrove/Northside/University City Area Plan adopted January 14, 2015.

Conclusions. The Revised Focused DEIR concludes that impacts to public services from the Revised Project will be incremental and less than significant based on the proposed design of the Revised Project, including the MJPA Brown Street improvements, and compliance with existing County development standards applicable to the Revised Project, such as Development Impact Fees. This conclusion is the same that was reached in the Original EIR for the Original Project and no mitigation is required.

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4.14 Transportation

**** This section of the Original EIR was expanded for additional public comment due to changes in the project design that require major revisions to the Original EIR, including the Brown Street improvements on the adjacent MJPA property; the impacts remain the same or are less than what was determined in the Original EIR and no new mitigation measures are required ****

Existing Conditions. Alessandro Boulevard runs along the northern boundary of the site, while the I-215 Freeway is located approximately a half mile to the east. Riverside Transit Agency (RTA) currently serves these portions of eastern Riverside County that include the Project area. Route 20 (along Alessandro Boulevard), Route 22 (along Trautwein Road), and Route 27 (along the I-215 Freeway) are the closest bus routes to the Project site. New development is required to implement the County of Riverside General Plan policies related to transportation and circulation, which will help reduce the effects of growth and development. In addition, the County has established a Traffic Uniform Mitigation Fee (TUMF) program. All development projects are required to pay a TUMF fee to fund regional transportation improvements.

Original EIR Impacts. According to the TIA, the following three (3) study area intersections were projected to operate at unacceptable Level of Service (LOS) during the peak hours for Opening Year without Project improvements:

- Trautwein Road (NS) at Alessandro Boulevard (EW);
- San Gorgonio Drive/Brown Street (NS) at Alessandro Boulevard (EW); and
- I-215 Freeway NB Ramps (NS) at Alessandro Boulevard (EW).

Based on the analysis contained in the TIA, development of the Proposed Project will increase traffic. At three (3) intersections, LOS will deteriorate to unacceptable levels as a result of adding Project traffic to existing traffic plus ambient growth. Therefore, the Proposed Project must mitigate for Project-related impacts to traffic/intersections (original DEIR page 4.14-14).

Therefore, impacts due to increased traffic are potentially significant and mitigation measures MM T-1a, MM T-1f, and MM T-1g were recommended. Intersection operations for existing plus ambient growth plus project intersection delay and level of service conditions, with and without improvements under near-term conditions were not significant.

The Project site is located within the March Air Reserve Base Airport Influence Area and is subject to all regulations and guidelines regarding structures constructed within this area. The proposed Alessandro Commerce Centre is consistent with the density, intensity, noise, and height requirements under the Riverside County Airport Land Use Commission Comprehensive Land Use Plan, the California Airport Land Use Handbook, and Riverside County General Plan; therefore, impacts to air traffic patterns are less than significant. The Project is consistent with all regulations and guidelines pertaining to the Land Use Compatibility Guidelines for Airport Safety Zones. Therefore, hazard impacts from the March Air Reserve Base Airport Influence Area will be less than significant.

As part of Original Project development, roadways would be improved in the Project area, enhancing emergency access, including Brown Street. The Project proposes to provide approximately 1,784 spaces, which is 174 spaces over the minimum required spaces. Therefore, the Project will meet the minimum parking requirements for the County of Riverside, and impacts due to parking capacity will be less than significant. The Project does not conflict with policies, plans, or programs supporting alternative transportation.

The Original EIR concluded that the following environmental impacts were found to be less than significant and did not require mitigation:

- Level of Service Standards
- Air Traffic Patterns
- Hazards
- Emergency Access
- Parking Capacity
- Conflict with Alternative Transportation

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings.

Impact Analysis of the Revised Project. The following analysis is based on the six CEQA Guidelines significance criteria for Transportation: a) traffic increase; b) level of service standard; c) air traffic patterns; d) hazards; e) emergency access; and f) conflict with alternative transportation.

Impact T-1	Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
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The traffic study prepared by Kunzman Associates in 2007 estimated the Original Project would generate 8,953 total trips in passenger car equivalents (PCE), which includes an allowance for truck trips within the PCE value. It also estimated the project would generate 449 actual truck trips per day (2-, 3-, and 4-axle trucks). The Kunzman study evaluated the estimated project traffic on the Level of Service (LOS) of each affected intersection, and LOS values were calculated based on trip generation, distribution, and existing capacities of the study area intersections. Since the Revised Project was expected to generate so much less traffic, the County determined that a trip generation comparison was the most appropriate quantitative way to assess potential impacts, rather than a new traffic study based on LOS values. The project traffic study examined the following intersections:

- Trautwein Road (NS) at Alessandro Boulevard (EW)
- Mission Grove Parkway (NS) at Alessandro Boulevard (EW);
- Project Access (NS) at Alessandro Boulevard (EW);
- San Gorgonio Road (NS) at Alessandro Boulevard (EW);
- Sycamore Canyon Boulevard (NS) at Alessandro Boulevard (EW);
- 1-215 Freeway SB Ramps (NS) at Alessandro Boulevard (EW); and
- 1-215 Freeway NB Ramps (NS) at Alessandro Boulevard (EW).

A trip generation comparison was conducted of the Original vs. the Revised Project by Kunzman Associates in September 2014 (Appendix E). The analysis determined that the Revised Project would generate only 1,797 total trips (PCE) compared to 8,953 PCE trips for the Original Project, a reduction of almost 80 percent (see Table 4.14.A below). Therefore, actual project-related impacts on local intersections and roadways would be substantially less under the Revised Project.

Table 4.14.A: Trip Generation Comparison - Original vs. Revised Project (PCE)

Land Plan	AM Peak	PM Peak	Total
Original Project	827	739	8,953
Revised Project	119	129	1,797
Difference	-708	-610	-7,156
Percent Difference	-85.6%	-82.5%	-79.9%

PCE = passenger car equivalents (takes into account truck length affecting traffic congestion)
Source: Tables 1 through 4, Kunzman Associates, Inc. September 1, 2014 (see RDEIR Appendix E)

Lot 2 would be used for parking and/or storage which would incrementally reduce the traffic impacts of the project by reducing the amount of warehouse building on the site and the amount of offsite trailer storage and related trips that would be needed to transport trucks offsite.

Table 4.14.B below shows the conclusions of the Original DEIR regarding project area intersections that would be affected by traffic from the Original Project:

Table 4.14.B: Original Project – Traffic Impacts

Intersection	Existing Traffic Control	Evening Peak Hour		Morning Peak Hour	
		Delay	LOS	Delay	LOS
Trautwein Road (NS) at: Alessandro Boulevard (EW)					
- Without Improvements	TS	99.9	F	32.5	C
- With Improvements	TS	35.3	D	23.7	C
Mission Grove Parkway (NS) at: Alessandro Boulevard (EW)	TS	34.9	C	36.3	D
Project Access (NS) at: Alessandro Boulevard (EW)	CSS	13.7	B	21.1	C
San Gorgonio Drive/Brown Street (NS) at: Alessandro Boulevard (EW)					
- Without Improvements	TS	99.9	F	99.9	F
- With Improvements	TS	18.5	B	21.3	C
Sycamore Canyon Boulevard (NS) at: Alessandro Boulevard (EW)	TS	12.9	B	18.4	B
I-215 Freeway SB Ramps (NS) at: Alessandro Boulevard (EW)	TS	14.8	B	11.1	B
I-215 Freeway SB Ramps (NS) at: Alessandro Boulevard (EW)					
- Without Improvements	TS	87.9	F	34.1	C
- With Improvements	TS	42.3	D	25.5	C

1 NOTES: CSS = cross street stop TS = traffic signal
Source: Table 4.14.A: Existing Plus Ambient Growth Plus Project Intersection Delay and Level of Service (Original DEIR, page 4.14-13 and -14).

Due to the substantial reduction in traffic from the Revised Project compared to the Original Project (i.e., 80 percent reduction in daily PCE volume), It is anticipated that with this reduction in PCEs, the three affected intersections would now operate at an acceptable LOS. It is therefore concluded that the Revised Project would have less than significant impacts on area traffic, including the three intersections identified in the Original DEIR, and no mitigation is required. This is a different conclusion that was reached in the Original DEIR regarding traffic impacts.

However, in an abundance of caution, the mitigation measures adopted for the Original Project (MM T-1a through T-1g) are included as a part of the Revised Project, including the proposed MJPA Brown Street improvements. This represents a less than significant impact.

Impact T-2 Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Impacts to level of service standards established by the county congestion management agency by the Original Project were potentially significant. According to the new trip generation comparison for the revised project, the overall trips from the project would be reduced by almost 80 percent (from 8,953 to 1,797 trips). Therefore, actual project-related impacts on local intersections and roadways would be proportionally less.

The less than significant conclusion of the Revised Project for this section is different than the potentially significant conclusion set forth in the Original EIR for the Original Project and impacts are actually decreased for the Revised Project.

Impact T-3 Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The employee density of the Revised Project is less than that of the Original Project since the Revised Project proposes only warehouse uses and does not include retail or office uses which have higher employee densities. Therefore, potential impacts of the project relative to the March Air Reserve Base Airport Influence Area are less than significant under the Revised Project, including the MJPA Brown Street improvements, similar to the Original Project. The Revised Project will not result in a change to air traffic patterns.

Impact T-4 Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Revised Project is directly accessible off of Alessandro Boulevard, and both the Original and Revised Projects required improvements to Brown Street which will improve emergency access to the site. Both Alessandro and Brown Street will have linear alignments so no new road hazards are expected from these improvements. Therefore, as was the case for the Original Project, impacts are less than significant and no mitigation is required.

Impact T-5 Result in inadequate emergency access?

The Revised Project is directly accessible off of Alessandro Boulevard, and both the Original and Revised Projects required improvements to Brown Street which will improve emergency access to the site. Brown Street meets the emergency access requirements of the County Fire Department. The Revised Project will also not interfere with any emergency roadways or cause

undue traffic delays during construction or operations on existing roadways that would create any impacts related to emergency access. Therefore, as was the case for the Original Project, impacts are less than significant and no mitigation is required.

Impact T-6 **Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?**

The Revised Project will provide all improvements regarding alternative transportation, such as bicycle racks, as required by the County during its development review process and as required as part of the state Green Building Code. The site is adjacent to Alessandro Boulevard which supports several regional bus routes. If the Riverside County Transportation Authority requires a bus stop adjacent to the Project site, it will be provided as part of the County's development review process. Therefore, similar to the Original Project, impacts of the Revised Project, including the MJPA Brown Street improvements, are less than significant and no mitigation is required.

Changes to Mitigation Measures. The Original EIR concluded that impacts to local intersections were significant and recommended Mitigation Measures MM Y-1a through T-1g shown below. Although the Revised Project will have substantially less traffic impacts (approx. 80% reduction from the Original Project), the following changes are recommended to the Project mitigation based on the identified impacts of the Revised Project:

MM T-1a Prior to building permit issuance, the applicant shall be responsible for the following improvements:

The intersection of the San Geronio Drive/Brown Street (North-South) at Alessandro Boulevard (East-West) shall provide the following geometrics:

- Northbound: One left turn lane, two through lanes, one striped out for future use, one right turn lane.
- Southbound: No improvements. Current adjacent project is constructing improvements.
- Eastbound: No new improvements; One left turn lane, two through lanes, and one through/right turn currently provided.
- Westbound: One left turn lane; Existing improvements will remain and include three through lanes, and one right turn lane.

Prior to building permit issuance, the applicant shall pay applicable TUMF and other fees as mitigation for impacts at the following intersections:

- Trautwein Road (North-South) and Alessandro Boulevard (East-West):
- Construct an additional northbound left turn lane. I-215 Northbound Ramps (North-South) and Alessandro Boulevard (East-West):
- Restripe existing shared left turn/right turn lane to an exclusive left turn lane.

MM T-1b Prior to building permit issuance, the applicant shall dedicate 50-foot half-width Secondary right-of-way along the Project frontage of Brown Street from Alessandro Boulevard to the southern Project boundary. The applicant shall construct the Brown Street approach to Alessandro Boulevard to its full Secondary intersection cross-section width. Prior to issuance of building certificate of occupancy, the applicant shall construct Brown Street from south of

Alessandro Boulevard intersection improvements to the southern boundary of the Project as a half-section width as an Industrial Collector plus a painted median and a northbound travel lane including landscaping and parkway improvements in conjunction with development. The applicant shall make an appropriate transition from the Secondary cross-section at the Alessandro Boulevard intersection improvements to the Industrial Collector cross-section.

- MM T-1c** Prior to building permit issuance, the developer shall construct landscape and sidewalk improvements along Alessandro Boulevard from the west Project boundary to San Gorgonio Drive/Brown Street per the direction of the county Landscape Architect. Landscaping will conform to Riverside County's updated water efficient landscape ordinance.
- MM T-1d** Prior to final building inspection, the developer shall provide sufficient on-site parking to meet the County of Riverside parking code requirements.
- MM T-1e** Prior to grading permit issuance, the developer shall provide construction plans for road sight distance at the Project Access. Plans shall be reviewed by the County, with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans. The developer shall provide evidence to the County that construction plans were reviewed and approved.
- MM T-1f** Prior to final building inspection, the developer shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the project.
- MM T-1g** Prior to building permit issuance, the developer shall participate in the phased construction of off-site traffic signals within the study area through payment of traffic signal mitigation fees on a per square foot basis. The traffic signals within the study area at buildout should specifically include an inter-connect of the traffic signals to function in a coordinated system.

The trip generation analysis (Appendix E) of the Revised Project shows that total PCE traffic will be reduced by almost 80 percent compared to the Original Project (i.e., one fifth that of the Original Project), so actual traffic impacts will be substantially less than indicated in the Original EIR. However, out of an abundance of caution, the Revised Project will provide similar mitigation as outlined for the Original Project unless a new traffic study is prepared to better identify specific impacts and mitigation measures for the Revised Project.

Conclusions. The Revised Focused DEIR concludes that traffic impacts of the Revised Project will be less than significant with the implementation of recommended mitigation measures, which require a number of intersection improvements based on the traffic study for the Original Project. This conclusion is based on the proposed design of the Revised Project, including the proposed MJPA Brown Street improvements, and compliance with existing applicable County development standards and the County's DIF program in addition to implementing the recommended improvements that were part of the Original DEIR and traffic study. This conclusion is the same that was reached in the Original EIR for the Original Project.

4.15 Utilities

**** The analysis in the Original EIR is valid for this section per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted. ****

Existing Conditions. The City of Riverside Publics Work Department will provide wastewater disposal and treatment for the Revised Project. The Riverside Regional Water Quality Treatment Plant will treat the wastewater generated from the proposed development. The plant currently generates 20 tons of sludge per day, with the projected creation of 28 tons of sludge per day at the plant's design capacity.

The Western Municipal Water District will provide water for the Project site. The district serves over 825,000 people over a 527 square mile region of the western Riverside County. It currently sells approximately 34 billion gallons, or 125,000 acre-feet, throughout the region (2007). Currently undeveloped, the site has no existing storm water infrastructure. The site is characterized by small drainages and low-lying hills with a total relief of approximately 100 feet.

Currently undeveloped, the site has no existing storm water drainage infrastructure. The site is characterized by small drainages and low-lying hills with a total relief of approximately 100 feet. The general topography of the Project site slopes from south to north towards Alessandro Boulevard. Under existing condition, the site drains northerly and easterly. The off-site area drains northeasterly towards the mid-portion of the site, and then across Alessandro Boulevard towards Sycamore Canyon through storm drain pipes varying in diameter from 18 inches to 30 inches and located along Alessandro Boulevard east of the Project site. The northern portion of the site drains northerly across Alessandro Boulevard via an 18-inch corrugated metal pipe (CMP) and a 24-inch CMP towards Sycamore Canyon. Sycamore Canyon flows northwesterly to the Tequesquite Arroyo, which then flows westerly to the Santa Ana River.

Original EIR Impacts. The wastewater treatment provided by the Riverside Regional Water Quality Treatment Plant meets the requirements of the Santa Ana Regional Water Quality Control Board. If the Original Project complies with all applicable regulations, the impact relating to violations of wastewater treatment of the RWQCB will be less than significant. The City of Riverside Public Works department has agreed to provide the project with wastewater treatment. Water supplies are sufficient for the Project as well as other contemplated projects; therefore no capital improvements on the existing water supply infrastructure are required.

The Original Project will result in an increase in storm water due to increase in impervious surfaces. However, the existing Project design will accommodate this increase in storm water on-site in two detention basins and therefore there will be no need for expansion of off-site drainage facilities. The Project will not result in significant environmental impacts relative to creation, modification or expansion of drainage facilities to accommodate Project flows.

WMWD has sufficient water supplies to meet its current and projected water demands including those of the Original Project, over the next 20 years. WMWD along with, Metropolitan Water District of Southern California (MWD), wholesale supplier and neighboring water agencies identified a number of projects which combined with MWD efforts, will ensure reliable long-term water supplies for the existing and future demands. Therefore, no capital improvements on the

existing water supply infrastructure are required and thus Project-related impacts to water supply will be less than significant.

The Original Project would result in an incremental increase in the demand for solid waste disposal. The Project's solid waste would be transported to the Moreno Valley Transfer Station, and then to El Sobrante Landfill. Development of the Project is consistent with the General Plan land use and the Original Project will not exceed the daily 4,000 tpd, reserved for refuse generated within the County. Therefore, the impact will be less than significant. The Project does not contemplate or anticipate any activities/uses that would exceed or otherwise require special consideration in relation to compliance with relevant solid waste handling/disposal statutes and regulations. The Revised Project will import fill to grade the project site, so there will be no significant export or need to dispose of soil as a result of project grading. Therefore, the impact will be less than significant.

The Original EIR concluded that the following environmental impacts were found to be less than significant and do not require mitigation:

- Wastewater Treatment
- Water or Wastewater Treatment Facilities
- Storm water Drainage Facilities
- Water Supplies
- Wastewater Treatment Capacity
- Landfill Capacity
- Legal Compliance for Solid Waste

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. Both the Original and Revised Projects include offsite drainage improvements along the new Brown Street on the eastern boundary of the project site.

Impact Analysis of the Revised Project. The following sections analyze the expected wastewater, water supply, and storm water drainage impacts of the Revised Project.

Impact U-1	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, or require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
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The Original EIR estimated the Original Project would generate 130,000 gallons of wastewater each day or 47.5 million gallons per year (based on an average daily consumption of 100 gallons per employee per day and 1,300 projected employees). This was estimated to be 1.6 percent of the local treatment plant's excess capacity above the average peak flow.

Using these same factors, it is estimated the Revised Project will have 534 employees so its daily wastewater generation will be 53,400 gallons or 19.5 million gallons per year. This is less than 0.7 percent of the plant's excess capacity above the average peak flow. Because the

existing wastewater treatment capacity is sufficient for the Proposed Project as well as other contemplated Projects, the Proposed Project implementation will not necessitate the construction of a new wastewater treatment facility. There is no significant impact so no mitigation is required.

Impact U-2 **Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

The Original EIR estimated the Original Project would consume 260,000 gallons of potable water per day or approximately 95 million gallons per year assuming each of the 1,300 employees would consume an average of 200 gallons per day. The Revised Project would have 13 percent more development in terms of square footage but would have only 534 employees since all of its uses would now be warehousing. The Revised Project would therefore consume 106,800 gallons of water per day or 39 million gallons per year, equal to 120 acre-feet per year. In addition, the Western Municipal Water District¹⁶ has indicated reclaimed water is now available to this project for landscape irrigation, which was not available at the time the Original Project was processed. Since landscaping consumes at least 75 percent of industrial property water, using reclaimed water would reduce the use of potable water to 26,700 gallons of potable water per day compared to 260,000 gallons per day for the Original Project, a reduction of 90 percent which is well in excess of the latest State Department of Water Resources drought reduction guidelines for urban areas (i.e., maximum 36 percent). The reduction to 26,700 gallons per day for the Revised Project equates to only .0819 acre-feet of water per day, which is approximately 29.89 acre-feet of water per year (AFY). This is a substantial reduction in potable water use compared to the Original Project which would have required approximately 291.27 AFY. The project will therefore be required to obtain reclaimed water from the WMWD to use for landscape irrigation.

As outlined in the Original DEIR, the Urban Water Management Plan for the Western Municipal Water District indicated the Original Project would consume approximately 1.2 percent of the District's regional supply surplus, and the Water Supply Assessment WSA concluded that water supplies were sufficient for the Original Project as well as other projects contemplated at that time. Therefore, no capital improvements on the existing water supply infrastructure were required.

In addition, all new development is required to conform to the County's latest landscaping irrigation requirements that have been adjusted to address ongoing drought conditions in Southern California. The project will be required to install water conserving improvements such as drip irrigation, no turf, and drought tolerant landscaping plants.

Since the Revised Project would use almost 60-90 percent less water than the Original Project, the Revised Project would have sufficient water supply and no regional water improvements would be needed to serve the project. Therefore, the Revised Project will not have significant impacts on water infrastructure, and no mitigation is required. This conclusion is similar to the one reached for the Original Project in the Original EIR.

¹⁶ Brenda Myer with the Western Municipal Water District said the entire nearby Meridian Specific Plan area has "purple pipe" for reclaimed water and all landscaping in that area will use recycled water. She said the ACC developer would have to install separate piping and get permits for a similar connection to the ACC project site (personal contact May 19, 2015).

Impact U-3 Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Development of the Revised Project will result in increased stormwater flows off the site. The infiltration of the presently undeveloped site will be decreased by the construction of the Revised Project, and approximately 60 percent of the site will be covered by impervious surfaces. The Revised Project design will accommodate this increase in storm water with the implementation of two detention basins. The hydrology study for the Revised Project indicates that the post-construction drainage system will adequately control the incremental increase of stormwater flow from developing the site via the two detention basins. In addition, new developments within the Santa Ana Watershed region must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). The Project may also require coverage under the SWRCB NPDES permit General Permit for Storm Water Discharges Associated with Construction Activity (Construction Activity General Permit), since the Proposed Project will disturb more than one acre of land. Therefore, as long as the development abides by all applicable stormwater regulations, the impacts relating to capital improvements of stormwater facilities will be less than significant, and no mitigation is required.

Conclusions. While the Revised Project has changed from the Original Project in terms of uses and size of buildings, the site is planned to be fully developed and impacts related to water consumption, wastewater generation, and runoff from the site under the Revised Project are considered to be equivalent or less than those of the Original Project. The Revised Project will utilize nearly 90% less potable water resources than the Original Project, which translates to a minimal volume of water for a project of this size and scale. Additional water reductions related to the applicable water efficient landscape ordinance, the use of reclaimed water for landscaping, and compliance with the California Green Building Codes (Part 11 of Title 24 (CALGreen) will further reduce the use of potable water for the Revised Project. The Revised Focused DEIR concludes that impacts related to utilities will be less than significant with the implementation of the proposed design of the Revised Project, including the MJPA Brown Street improvements, and compliance with existing County development standards, and no mitigation is required. This conclusion is the same that was reached in the Original EIR for the Original Project.

Impact U-4 Conflict with the State CEQA Guidelines Appendix F regarding energy conservation?

Development of the Revised Project will result in increased consumption of energy in the form of electricity, natural gas, and vehicular fuels. Public Resources Code Section 21100(b)(3) and CEQA Guidelines Appendix F requires a description (where relevant) of the wasteful, inefficient, and unnecessary consumption of energy caused by a project. In 1975, the California State Legislature adopted Assembly Bill 1575 (AB 1575) in response to the oil crisis of the 1970s. Appendix F of the State CEQA Guidelines provides guidance for assessing potential impacts that a project could have on energy supplies, focusing on the goal of conserving energy by ensuring that projects use energy wisely and efficiently. Because Appendix F does not include specific significance criteria, this threshold is based on the goal of Appendix F. Therefore, an energy impact is considered significant if the proposed project would:

- Develop land uses and patterns that cause wasteful, inefficient, and unnecessary consumption of energy or construct new or retrofitted buildings that would have excessive energy requirements for daily operation.

Short-Term Construction

In 1994, the U.S. Environmental Protection Agency (EPA) adopted the first set of emission standards (Tier 1) for all new off-road diesel engines greater than 37 kilowatts (kW). The Tier 1 standards were phased in for different engine sizes between 1996 and 2000, reducing NOx emissions from these engines by 30 percent. The EPA Tier 2 and Tier 3 standards for off-road diesel engines are projected to further reduce emissions by 60 percent for NOx and 40 percent for particulate matter from Tier 1 emission levels. In 2004, the EPA issued the Clean Air Non-road Diesel Rule which will cut emissions from off-road diesel engines by more than 90 percent.

Depending on market conditions, the project is expected to be constructed in at most two phases with each phase taking approximately a year to a year and a half to complete. Construction would consist of site preparation, grading, building construction, paving, and architectural coatings. Tables 4.15.A and 4.15.B provide an estimate of construction fuel consumption for on-road and off-road vehicles for the project based on information provided by the CalEEMod air quality computer model; refer to Draft EIR Appendix C (Air Quality and Greenhouse Gas Analysis).

As indicated in Table 4.15.C, project construction would consume a total amount of approximately 239,375 gallons of fuel. As described in Section 4.3, Air Quality, PPP 4.3-2 requires that all diesel fueled construction vehicles used for the project meet the latest emissions standards and ensures idling is minimized which would improve construction fuel efficiency. PPP 4.3-2 would also ensure that the development associated with proposed project utilizes diesel construction equipment that complies with Tier 3-level emissions standards during all construction phases. The use of Tier-3 off-road engines would not only reduce exhaust emissions, but would also improve the fuel economy of the equipment fleet. There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in the region or State. Therefore, it is expected that construction fuel consumption associated with the proposed Project would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature.

Table 4.15.A: Construction Fuel Consumption–Off-Road Equipment

Phase	Equipment	Quantity	HP ¹	Load Factor ¹	Fuel Use (gal/hour) ²	Duration (total hours) ¹	Total Fuel Consumption (gallons) ³
Site Preparation	Rubber Tired Dozers	6	255	0.4	4.08	360	1,468.8
Site Preparation	Tractors/Loaders/Backhoes	8	97	0.37	1.44	360	516.8
Grading	Excavators	4	162	0.38	2.46	840	2,068.4
Grading	Graders	2	174	0.41	2.85	840	2,397.0
Grading	Rubber Tired Dozers	4	255	0.40	4.08	840	3,427.2
Grading	Scrapers	4	361	0.48	6.93	840	5,822.2

Table 4.15.A: Construction Fuel Consumption–Off-Road Equipment

Phase	Equipment	Quantity	HP ¹	Load Factor ¹	Fuel Use (gal/hour) ²	Duration (total hours) ¹	Total Fuel Consumption (gallons) ³
Grading	Tractors/Loaders/Backhoes	4	97	0.37	1.44	840	1,205.9
Building Construction	Cranes	2	226	0.29	2.62	5,670	14,864.5
Building Construction	Forklifts	6	89	0.20	0.71	6,480	4,613.8
Building Construction	Generator Sets	2	84	0.74	2.49	6,480	16,111.9
Building Construction	Tractors/Loaders/Backhoes	6	97	0.37	1.44	5,670	8,139.9
Building Construction	Welders	2	46	0.45	0.83	6,480	5,365.4
Paving	Pavers	4	125	0.42	2.10	600	1,260.0
Paving	Paving Equipment	4	130	0.36	1.87	600	1,123.2
Paving	Rollers	4	80	0.38	1.22	600	729.6
Architectural Coating	Air Compressors	2	78	0.48	1.50	1,080	1,617.4
Total						38,580	70,732.0

1. Horsepower data obtained from CalEEMod model, June 2015 (Draft EIR Appendix C)
2. Consumption Rate = Horsepower x Load Factor x Fuel Consumption Factor
(Fuel Consumption Factor for a diesel engine is 0.04 gallons per horsepower per hour)
3. Total Fuel Consumption calculated by multiplying Duration x Fuel Consumption Rate

Table 4.15.B: Construction Fuel Consumption for On-Road Cars and Trucks¹

Activity	Total Miles ²	Average Economy(miles per gallon)	Total Fuel Consumption (gallons)
Haul	0	6.1	0
Vendor	710.7	6.1	4,335
Workers	7,717.5	21.6	164,308
Total			168,643

- 1 Includes earthwork and demolition hauling, vendor deliveries, and construction crew commuting.
- 2 Total Miles data from CalEEMod model, June 2015 (Draft EIR Appendix C).

Table 4.15.C: Total Construction Fuel Consumption for On-Road and Off-Road

Source	Gallons of Fuel
Off-Road	70,732
On-Road	168,643
Total	239,375

Source: Tables 4.15.A and 4.15.B

Long Term Operations

Transportation Energy Demand

Pursuant to the Federal Energy Policy and Conservation Act of 1975, the National Highway Traffic and Safety Administration (NHTSA) is responsible for establishing additional vehicle

standards and for revising existing standards. Since 1990, the fuel economy standard for new passenger cars has been 27.5 miles per gallon (mpg). Since 1996, the fuel economy standard for new light trucks (gross vehicle weight of 8,500 pounds or less) has been 20.7 mpg. Heavy-duty vehicles (i.e., vehicles and trucks over 8,500 pounds gross vehicle weight) are not currently subject to fuel economy standards. However, a regional figure of 12 mpg will be used on this assessment to estimate fuel consumption for diesel trucks as part of this project. Compliance with federal fuel economy standards is not determined for each individual vehicle model. Rather, compliance is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the United States.

Trip generation rates provided in the Trip Generation Comparison (see Table 4.14.A) in the traffic impact analysis and the miles per trip traveled provided by SCAG and SCAQMD accepted figures were used to estimate vehicle fuel consumption associated with trips generated by the proposed project. Table 4.15.D, Project Operational Fuel Consumption, provides an estimate of the mitigated annual fuel consumed by vehicles traveling to and from the proposed project. The fleet mix provided in the Air Quality and Greenhouse Gas Emissions Analysis included 33 percent light duty automobiles and light/medium duty trucks, and 67 percent heavy duty trucks and buses.

Table 4.15.D: Project Operational Fuel Consumption

Land Uses	ADT ¹	Miles/Trip ²	Vehicle Miles Traveled (VMT) ³	Fuel Consumption (gallons) ⁴
Warehouse Trucks	1,200	50.0	60,000	5,000
Worker Commuting	597	22.0	13,134	730
Total	1,797	—	73,134	5,730

1. Trip Generation Comparison, Table 4.14.A, RFDEIR page 4-88
2. Extrapolated from SCAG regional data
3. ADT multiplied by miles/trip
4. VMT divided by 12 miles/gallon for trucks (diesel) and 18 miles per gallon composite for passenger and other work-related vehicles (other than diesel big-rig trucks). General fleet mix and fleet consumption identified by the U.S. EPA

As indicated in Table 4.15.D, the operation of project is estimated to consume approximately 5,730 gallons of fuel daily. However, the project would not result in any unusual characteristics that would result in excessive long-term operational fuel consumption. The project is located in close proximity to existing bus transit stops. The Riverside Transit Agency (RTA) provides bus service within the general project area. The proximity of the project site to existing transit and to neighboring residential uses could reduce the number of trips to and from the project site. Fuel consumption associated with vehicle trips generated by the project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region.

Building Energy Demand

With implementation of **Mitigation Measures AQ-1i** and **AQ-1j** which requires the Revised Project to meet LEED building standards including energy conservation, plus the County requires new development to meet or exceed the State Green Building Code standards for water and energy conservation, including installation of ENERGY STAR appliances, install lighting that use an average of 5 percent less energy than conventional lighting, and use low VOC paints. The Revised Project would be expected to demand less than 1 million kilowatt hours (kWh) of electricity per year and approximately 1 billion British Thermal units (BTU) of natural gas per year. The project would involve operations typical of industrial warehouses requiring limited amounts of electricity and natural gas for typical lighting, climate control (only in

office areas), and day-to-day activities. Additionally, the proposed project would incorporate several water, energy, solid waste, and land use efficiency measures through compliance with various County development requirements. Therefore, the project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar light industrial development within the region.

Energy Efficiency Measures

Title 24, California's Energy Efficiency Standards for Residential and Non-residential Buildings, was established by the California Energy Commission (CEC) in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption, and provide energy efficiency standards for non-residential buildings like warehouses. In 2013, the CEC updated Title 24 standards with more stringent requirements. The 2013 Standards are incorporated within the California Building Code and are expected to substantially reduce the growth in electricity and natural gas use. Additional savings result from the application of the Standards on building alterations, and these savings are cumulative. Implementation of high efficiency lighting, energy efficient appliances, low-flow faucets, toilets, water-efficient irrigation systems,) would further reduce energy consumption.

The project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards, as well as the project's design features. The proposed project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. This analysis is consistent with and meets the requirements of Appendix F of the State CEQA Guidelines regarding energy conservation.

4.16 Greenhouse Gas Emissions

**** This section is being recirculated for additional public comment due to changes in the project design requiring major revisions to the Original EIR; the impacts remain the same or are less than what was determined in the Original EIR and no new mitigation measures are required ****

Existing Conditions. “Climate change” refers to a change in the average weather of the Earth that may be measured by changes in wind patterns, storms, precipitation, and temperature. Common greenhouse gases include: water vapor, ozone, aerosols, carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. In 2006, the California State Legislature enacted AB 32, the California Global Warming Solutions act of 2006, which focuses on lowering greenhouse gas emissions in California. Neither the County nor the SCAQMD have adopted a Greenhouse Gas Reduction Plan or Strategy that would apply to the proposed Project.

Original EIR Impacts. The Original Project has design features that would reduce greenhouse gas emissions and would provide employment opportunities in a housing rich area, which could reduce vehicle miles traveled from area residents that currently drive out of the area for employment. The project will comply with applicable and adopted energy efficiency standards established governing development projects within the County, as well as implement additional design features to increase energy efficiency. Although sufficient to meet local requirements and responsive to the State's desire to minimize greenhouse gas emissions, the Original EIR concluded that it was unclear if development of the project would achieve State goals for local and regional greenhouse gas reductions. The Original EIR estimated the Original Project would generate 22,339 metric tons of CO₂ equivalents (CO₂e)(Table 4.16-5, MBA 2006) with the mitigation outlined in the air quality section of the Original EIR. It should be noted that this emission estimate was prepared using the URBEMIS program and that the recommended mitigation only reduced project-related greenhouse gas emissions by 3.3 percent due to the type of project and the fact almost all of the emissions are from vehicles that are not under the direct control of the project applicant or future tenants of the project. By comparison, the Original Project would have generated 27,000 metric tons of CO₂e using the newer but more conservative CalEEMod computer software from SCAQMD (see Appendix C).

Original vs. Revised Project. The Original Project contained a total of 720,000 square feet of commercial, office, and warehouse uses in eight buildings, while the Revised Project proposes a total of 814,630 square feet of industrial warehouse uses in two buildings. Both the Original and Revised Projects include construction of Brown Street and related drainage improvements on the offsite MJPA property immediately adjacent to the eastern boundary of the project site.

Impact Analysis of the Revised Project. The following analysis is based on the CEQA Guidelines significance criteria for Greenhouse Gas Emissions: inventory and AB 32.

Impact GhG-1	The project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
Impact GhG-2	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

A supplemental air quality assessment was prepared for the Revised Project that indicates the Revised Project would generate 11,000 metric tons of CO₂ equivalents (CO₂e) without the mitigation outlined in the air quality section of the Original EIR and 10,000 metric tons with the mitigation (see Tables 4.16.A and 4.16.B). This amount of greenhouse gas emissions is substantially lower than those estimated for the Original Project (i.e., 51 percent less or approximately half), due mainly to the use of the newer CalEEMod computer program which generally results in higher amounts of greenhouse gas emissions when compared to URBEMIS, and the very nature of the Revised Project and its land uses (i.e., warehousing vs. mixed uses under the Original Project such as office, retail, and warehousing). Implementation of the proposed mitigation measures would reduce greenhouse gas emissions from the Revised Project by approximately 9 percent. Using Lot 2 for parking and/or storage would incrementally reduce the estimated greenhouse gas emissions of the Project by reducing the amount of warehouse building on the site.

Table 4.16.A: Long-Term Operational Greenhouse Gas Emissions without Mitigation

Category	Pollutant Emissions, MT/year					
	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Construction emissions amortized over 30 years	0	69	69	0.0069	0	69
Operational emissions						
Area	0	0.035	0.035	0.0001	0	0.037
Energy	0	860	860	0.037	0.009	860
Mobile	0	8,800	8,800	0.25	0	8,800
Waste	160	0	160	9.2	0	350
Water	60	700	760	6.2	0.15	940
Total Project Emissions	220	10,000	11,000	16	0.16	11,000

Source: LSA Associates, Inc., July 2015.

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.

Bio-CO₂ = biologically generated CO₂

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

MT/year = metric tons per year

N₂O = nitrous oxide

NBio-CO₂ = non-biologically generated CO₂

Table 4.16.B: Long-Term Operational Greenhouse Gas Emissions with Mitigation

Category	Pollutant Emissions, MT/year					
	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Construction emissions amortized over 30 years	0	69	69	0.0069	0	69
Operational emissions						
Area	0	0.035	0.035	0.0001	0	0.037
Energy	0	720	720	0.031	0.0075	730
Mobile	0	8,500	8,500	0.25	0	8,500
Waste	160	0	160	9.2	0	350
Water	48	540	590	4.9	0.12	730
Total Project Emissions	210	9,800	10,000	14	0.13	10,000

Source: LSA Associates, Inc., July 2015.

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.

Bio-CO₂ = biologically generated CO₂

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

MT/year = metric tons per year

N₂O = nitrous oxide

NBio-CO₂ = non-biologically generated CO₂

Mitigation Measures. The Original EIR concluded that impacts related to greenhouse gas emissions and compliance with AB 32 were significant even with implementation of Mitigation Measures AQ-1i and AQ-1j in the air quality section of the Original EIR. Greenhouse gas emissions from the Revised Project would also be significant. Implementation Mitigation Measures AQ-1i and AQ-1j in the air quality section of the Original EIR would only slightly reduce this level of GHG emissions. It would be infeasible to try to control vehicular emissions from the two warehouses because it is unlikely the users will have their own truck fleets. No additional mitigation is required for the Revised Project due to the similar or reduced level of greenhouse gas emissions estimated compared to the Original Project, and as explained due to operational limits on the type of land use proposed (warehousing produces substantially less traffic compared to mixed use retail and office uses).

Cumulative Impacts. In 2009 when the Original EIR was prepared, it was acceptable to conclude project-level greenhouse gas impacts were significant but cumulative impacts were "speculative" based on a lack of data, and the fact that no one project could have significant impacts on global climate change, which is the inferred result of greenhouse gas emissions from human activities. Since that time, the general consensus of CEQA professionals is now to conclude that, while project-level impacts from greenhouse gas emissions of even large project are less than significant, the project's cumulative contribution to regional/global climate change is significant. The Original EIR evaluated the Original Project relative to the goals of both AB 32 and the Governor's Executive Order S-3-5 and determined the project was generally consistent with their guidance. The air quality mitigation proposed in the Original EIR will incrementally reduce greenhouse gas emissions of the Revised Project as well, and the Revised Project's greenhouse gas emissions will be over the 10,000-ton threshold suggested by the SCAQMD. Using the most current evaluation criteria, the project is considered to have significant cumulative impacts related to greenhouse gas emissions, in addition to the original conclusion that project-level impacts are significant. While this is a technical change in significance conclusions, this is NOT a new impact (i.e., the project would not have substantially different greenhouse gas emissions than those identified in the Original EIR), and no additional mitigation is proposed or required.

Conclusions. The Revised Focused DEIR concludes that direct project impacts related to greenhouse gas emissions would be significant even with implementation of Mitigation Measures AQ-1i (meet LEED building requirements) and AQ-1j (install solar hot water heating and recycle construction materials) as recommended in the air quality section and the Revised Project requirements outlined in the Settlement Agreement (see Section 2.8 and Appendix G) because they exceed the SCAQMD's suggested threshold. This is the same conclusion the Original EIR came to regarding greenhouse gas impacts for the Original Project and includes the proposed MIPA Brown Street improvements. In addition, the project will also have a cumulative impact related to greenhouse gas emissions which is different than was concluded in the Original Draft EIR for the reasons stated above.

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SECTION 5: CUMULATIVE IMPACTS

**** The analysis in the Original EIR is valid for this section per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted****

The Revised Focused DEIR is being recirculated to address the following: (1) deficiencies of the Original EIR relative to biological resources identified by the court; (2) changes to the Project from mixed use to warehousing; and (3) additional technical analyses requested by the MJPA for their property that may be disturbed by project development.

The lead agency determined that the Revised Focused DEIR did need to be recirculated to take additional public comments on the following sections; aesthetics; air quality; biological resources; cultural resources; hydrology and water quality; noise, and traffic. However, the conclusions regarding cumulative impacts for each resource are the same or less for the Revised Project. The following paragraphs analyze the cumulative impacts of the Revised Project and explain why there are no changes in the impact conclusions from the Original EIR with the exception of greenhouse gases which was explained in the previous Section 4.16 and Section 5.8 below.

5.1 AESTHETICS

The Original EIR concluded that development of the Project and continued development of other properties in the surrounding area would incrementally increase ambient light and glare, and incrementally degrade "dark skies" conditions assuming that future development is consistent with applicable zoning. As long as new development, including the Project, is similar in appearance and scale to existing development, and meets local planning and design guidelines, it will not induce/produce cumulatively considerable aesthetic impacts. Although the Revised Project has a different mix of land uses, the site will be essentially developed under either project scenario, so the cumulative aesthetic (views) and lighting impacts would be similar to those of the Original Project. Project-level impacts were determined to be less than significant, so the Revised Project will not make a significant contribution to a cumulatively considerable impact relative to aesthetics, and no mitigation is required.

5.2 AIR QUALITY

The analysis area for evaluation of cumulative impacts to air quality includes the SCAB, which is identical to the boundaries of the SCAQMD. The Original EIR concluded that project emissions of VOC, NO_x, CO, and PM₁₀ may contribute to the background concentration of ozone and cumulatively cause health effects. The Revised Project could result in a significant cumulative contribution of NO_x to the basin. This project-level impact was determined to be significant, and it also represents a cumulatively considerable air quality impact for both the Original and the Revised Project.

5.3 BIOLOGICAL RESOURCES

Based on the various technical studies, both the Original and Revised Projects are consistent with the MSHCP and no significant biological resources will be impacted by project development with implementation of the recommended mitigation. Therefore, the Revised Project will not

contribute to cumulatively considerable impacts to biological resources, and no additional mitigation is required.

5.4 CULTURAL RESOURCES

The “universe” for cultural resources is the regional extent of the historical, paleontological, and archaeological resources within the County. The Original EIR concluded that cumulative impacts to cultural resources may be potentially significant from development of projects on culturally sensitive areas within the County. If cumulative development conforms to County and local policy and mitigate potential impacts to cultural resources, impacts would be reduced to less than significant levels. The Revised Project involves the same impacts as was the case for the Original Project. Therefore, with mitigation measures imposed, the Revised Project also will not have a cumulatively significant impact associated with cultural resources. This conclusion applies to both the original and the Revised Project.

5.5 HYDROLOGY AND WATER QUALITY

New development is required to have grassy swales, detention basins, or other improvements to treat “first flush” urban pollutants. As growth continues, there may be cumulatively considerable impacts to water resources, mainly flood control and water quality. The Original EIR determined that implementation of the proposed mitigation measures would reduce water quality impacts to less than significant level. In many ways, the Revised Project is similar to the Original Project, and will have two detention basins that will help control not only runoff but water quality. Furthermore, compliance with the Santa Ana MS4 NPDES requirements will help ensure cumulative impacts related to water quality remain less than significant. Therefore, with mitigation measures imposed, the Revised Project would not cause cumulative watershed and water quality impacts for the region and its proportion of potential impacts is not cumulatively considerable.

5.6 NOISE

According to the Original EIR, construction would be temporary so ambient noise levels would not experience a permanent increase and, therefore, no cumulatively considerable noise impacts would occur. The Revised Project would result in construction and operational vibration but they would not exceed significance thresholds at the nearest land uses (the residences west of the project site). Therefore, potential noise impacts would not be cumulative considerable. Vehicular trips generated by the Project would not cause ambient noise levels along any affected roadway segments to exceed acceptable noise standards under opening year or build-out conditions. The Revised Focused DEIR also evaluated potential noise impacts of 24/7 warehouse operation and a temporary rock crushing facility in Lot 3 and found its noise impacts to be less than significant. Therefore, the Revised Project would not have a cumulative considerable impact related to increased ambient noise levels on nearby roadways. As long as future development within the project area conform to the County’s building standards and noise ordinance, cumulative impacts to noise will be less than significant. This conclusion applies to both the Original Project and to the Revised Project. Therefore, the Revised Project would not have a cumulative considerable impact related to increased ambient noise levels at surrounding land uses.

5.7 TRANSPORTATION

The Original EIR concluded that traffic generated by the Original Project, as well as other future projects, would make cumulatively considerable contributions to regional transportation and circulation impacts. According the County of Riverside General Plan, there are main arterial roads and freeways within western Riverside County that may have a significant impact on transportation and circulation. With implementation of the General Plan's policies and mitigation measures, impacts to transportation and circulation were concluded as significant and unavoidable, even with implementation of the Traffic Uniform Mitigation Fee (TUMF) program to help alleviate regional traffic impacts. These conditions apply to both the Original Project and Revised Project, however, the Revised Project will have substantially reduced project specific trip generation and less than significant project traffic compared to the Original Project. Therefore, the Revised Project, in combination with future projects, will not result in any cumulatively considerable impacts to transportation with previous project level mitigation measures. This is a different conclusion than was reached for the Original Project in the Original EIR.

5.8 GREENHOUSE GAS EMISSIONS

In 2009 when the Original EIR was prepared, it was acceptable to conclude project-level greenhouse gas impacts were significant but cumulative impacts were "speculative" based on a lack of data, and the fact that no one project could have significant impacts on global climate change, the inferred result of greenhouse gas emissions from human activities. Since that time, the general consensus of CEQA professionals is now to conclude that while project-level impacts from greenhouse gas emissions of even large project are less than significant, the project's cumulative contribution to greenhouse gas emissions (and their inferred effect on regional/global climate change) is significant.

The Original EIR evaluated the Original Project relative to the goals of both AB 32 and the Governor's Executive Order S-3-5 and determined the project was generally consistent with their guidance. The air quality mitigation proposed in the Original EIR will incrementally reduce greenhouse gas emissions of the Revised Project as well, and the Revised Project's greenhouse gas emissions will be slightly over the 10,000-ton threshold suggested by the SCAQMD.

Using the most current evaluation criteria, the project is considered to have significant cumulative impacts related to greenhouse gas emissions, in addition to the original conclusion that project-level impacts are significant. While this is a technical change in significance conclusions, this is NOT a new impact (i.e., the project would not have substantially different greenhouse gas emissions than those identified in the Original EIR), and no additional mitigation is proposed or required. However, this is a different conclusion than was reached for the Original Project in the Original EIR.

5.9 WATER SUPPLY

The Original EIR concluded that the project would contribute to long-term cumulative water supply impacts, and that regional condition has been exacerbated by the extensive drought conditions throughout California in recent years. However, the Revised EIR determined that the Revised Project would use 90% less water than anticipated for the Original Project, and the Revised Project can take advantage of reclaimed water for landscape irrigation (see Section 4.115, Utilities). The reduction to 26,700 gallons per day for the Revised Project equates to only

.0819 acre-feet of water per day, which is approximately 29.89 acre-feet of water per year (AFY). This is a substantial reduction in potable water use compared to the Original Project which would have required approximately 291.27 AFY. Therefore, the Revised Project is not expected to make a significant contribution to cumulative water supply impacts for the region. This is a different conclusion that was reached for the Original Project in the Original EIR.

SECTION 6: GROWTH-INDUCING, UNAVOIDABLE, ADVERSE, AND IRREVERSIBLE IMPACTS

**** The analysis in the Original EIR is valid for this section per the Court’s Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted ****

6.1 GROWTH-INDUCING IMPACTS

The Original EIR determined that the project in a worst case scenario would potentially directly induce growth by incrementally increasing the population in the unincorporated area of the County of Riverside by ~~2 percent~~ due to the project creating 1,300 jobs. However, under the Revised Project, it is expected that this number in actuality will be substantially lower due to the assumption that many of the employees will already reside in Riverside County. By comparison, it is estimated the proposed Revised Project would generate a need for approximately 534 employees (see Section 4.12, *Population and Housing*), mainly warehouse workers, rather than a mix of retail, office, and warehouse workers that would have been generated by the Original Project. With the removal of office and retail uses and an increase only in employment for industrial uses under the Revised Project, any potential for growth-inducing impacts are minimal.

6.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The Original EIR also determined that the impacts to the following resources were significant and unavoidable: the Air Quality Management Plan, Air Quality Standards/Violations, Cumulative Criteria Pollutants, Sensitive Receptors, Greenhouse Gas Emissions Inventory and AB 32, cumulative water supply, and cumulative traffic. For the reasons outlined in Section 5 of this Revised Focused DEIR, the Revised Project would also have similar impacts except the Revised Project will **not** have significant impacts to sensitive receptors, cumulative traffic or water supply impacts, and greenhouse gas emissions have been recharacterized to now be considered a significant cumulative impact, as summarized below:

Environmental Impacts	Original Project	Revised Project
AQMP Consistency	Significant	Significant
Criteria Pollutant Emissions	Significant (ROG, NOx, CO, and PM ₁₀)	Significant (NOx only)
Violate Air Quality Standards	Significant	Significant
Sensitive Receptors	Significant	Not Significant
Odors	Not Significant	Not Significant
Air Quality (cumulative)	Significant	Significant
Traffic (project level)	Not Significant	Not Significant
Traffic (cumulative)	Significant	Not Significant
Water Supply (cumulative)	Significant	Not Significant
Greenhouse Gas Emissions	Project Level	Cumulative

6.3 IRREVERSIBLE IMPACTS

Both the Original and Revised Projects would not significantly consume agricultural resources due to the small size of land identified as farmland of local importance and the proposed uses of the project site will be consistent with intended light industrial use of the site. Although the site will consume non-renewable resources during construction and operation, construction impacts to nonrenewable resources would be short-term and would be essentially the same for either the Original or Revised Project. The operation of the project would also be required to comply with mandatory requirements of Title 24 concerning energy efficient building design and to utilize energy conservation measures during operations of the facilities within the Revised Project.

SECTION 7: ALTERNATIVES TO THE PROPOSED PROJECT

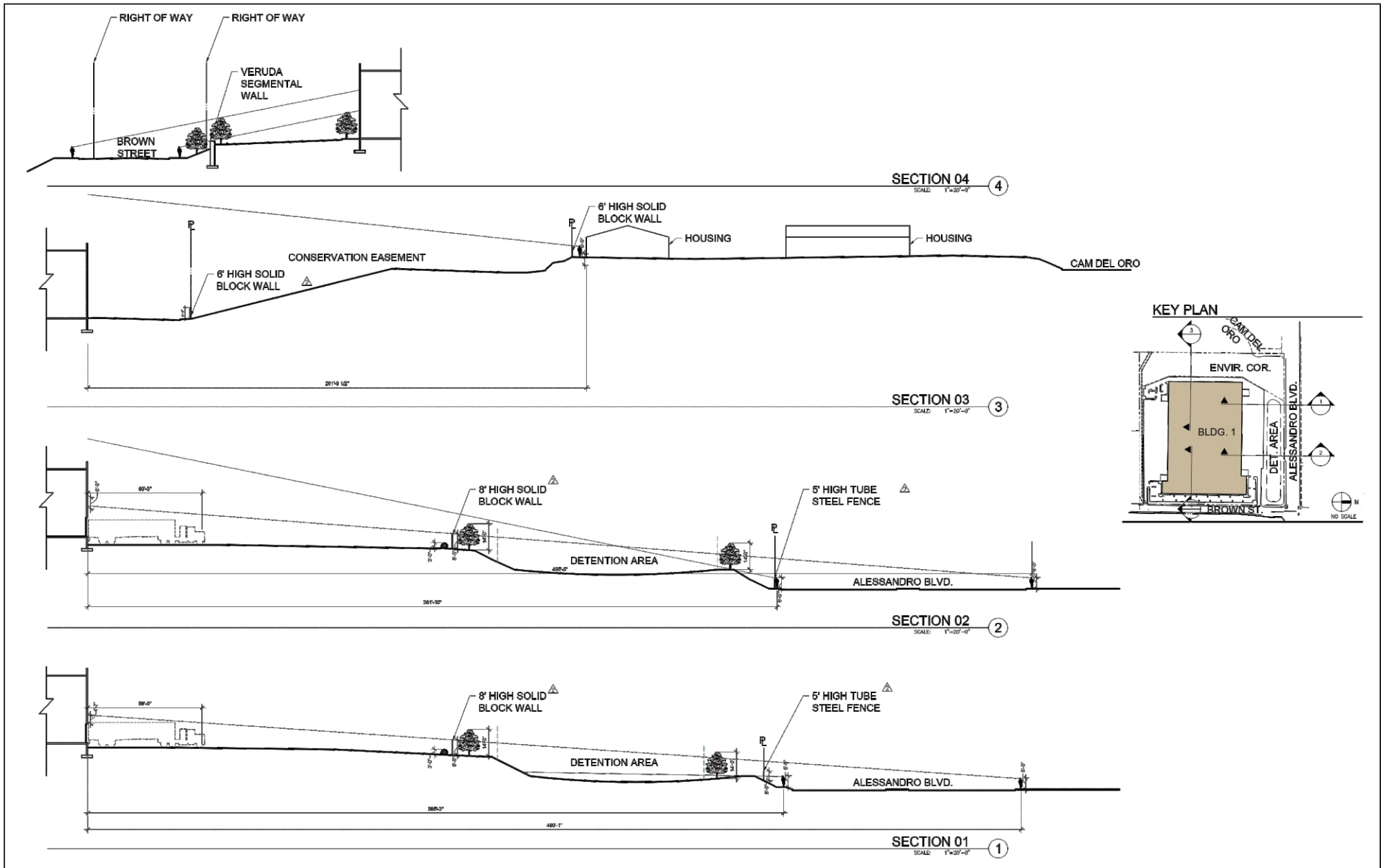
**** The analysis in the Original EIR is valid for this section per the Court's Statement of Decision and the fact that major revisions to the Original EIR for this section are not warranted ****

The Original EIR also determined that the impacts to the following resources were significant and unavoidable: the Air Quality Management Plan, Air Quality Standards/Violations, Cumulative Criteria Pollutants, Sensitive Receptors, Greenhouse Gas Emissions Inventory and AB 32, cumulative water supply, and cumulative traffic. For the reasons outlined in Section 5 of this Revised Focused DEIR, the Revised Project will not have significant impacts to sensitive receptors, cumulative traffic or water supply impacts, and greenhouse gas emissions have been recharacterized to now be considered a significant cumulative impact.

The Original EIR examined the following three alternatives: no project alternative; reduced density alternative; and commercial office use alternative. All three alternative projects reduced the air quality and cumulative traffic impacts of the Original Project to less than significant levels. These alternatives were determined to be environmentally superior compared to the Project, however, the Original EIR concluded that they did not achieve the project objectives to the same degree as the Original Project, and the County, as lead agency, prepared a Statement of Overriding Considerations for the Original EIR.

The Revised Project is in a sense an alternative to the Original Project, but it has received a much more robust analysis of potential environmental impacts as a Revised Project in this Revised Focused DEIR. The Revised Focused DEIR actually had reduced impacts and less significant impacts compared to the Original Project, and did not identify any new or substantially different significant environmental impacts of the Revised Project compared to the Original Project. Therefore, there is no need for the Revised Focused EIR to examine any additional or modified alternatives.

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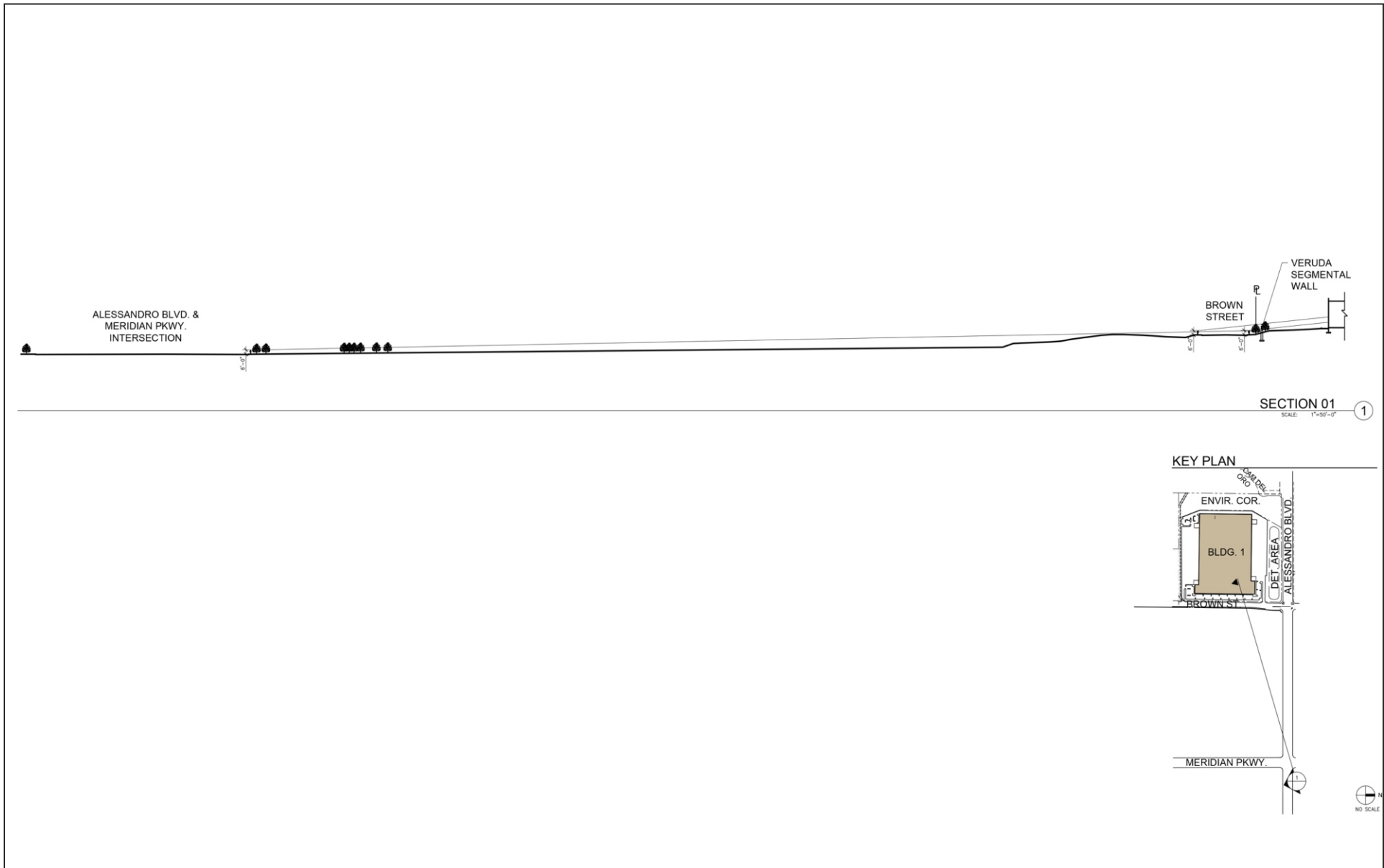


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FIGURE 4-4a

Alessandro Commerce Centre
Environmental Impact Report

Site Line (East - MJPA View)



LSA

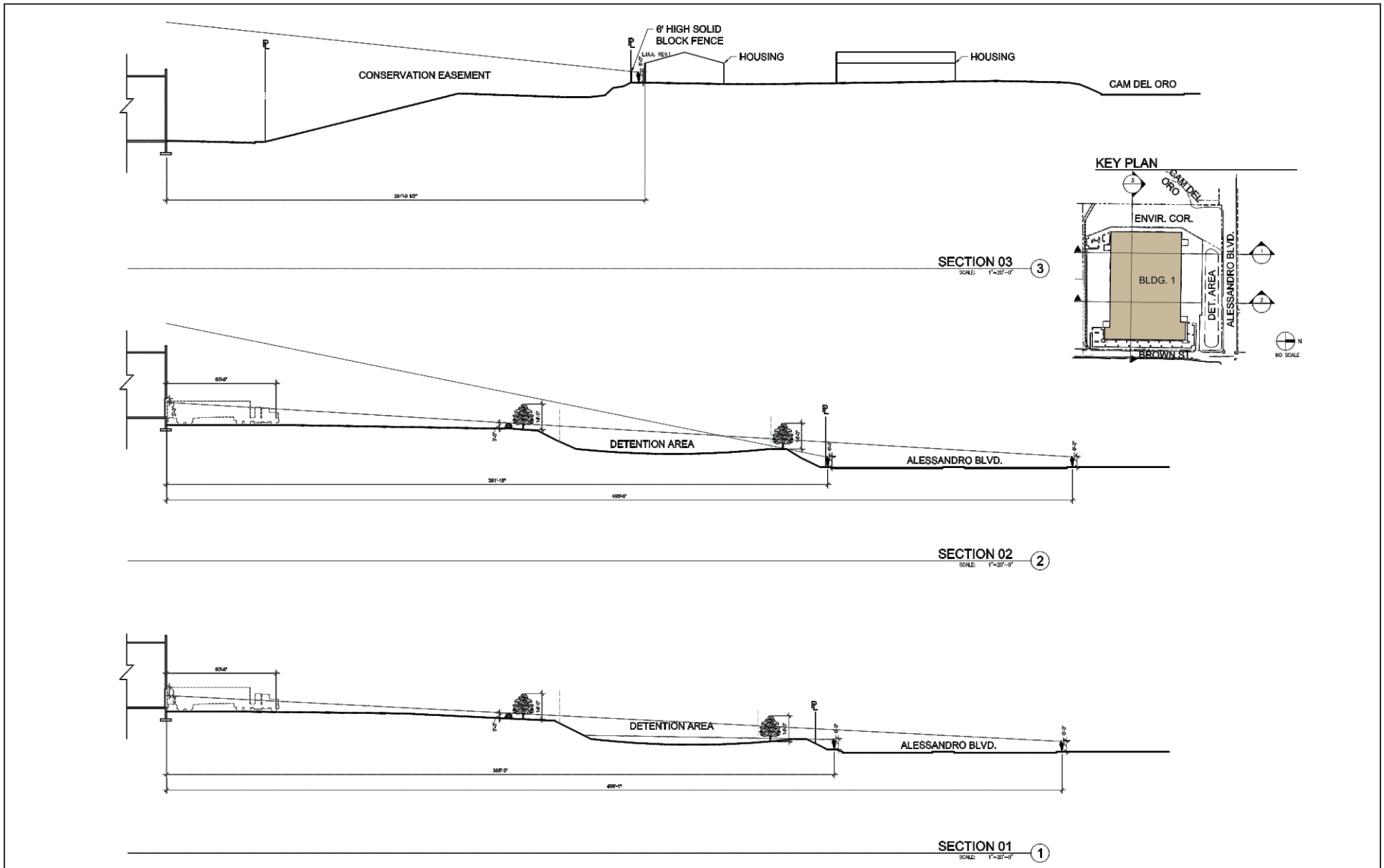
FIGURE 4-4b

*Alessandro Commerce Centre
Environmental Impact Report*

Site Lines and Site Sections

SOURCE: Ware Malcomb, 2014.

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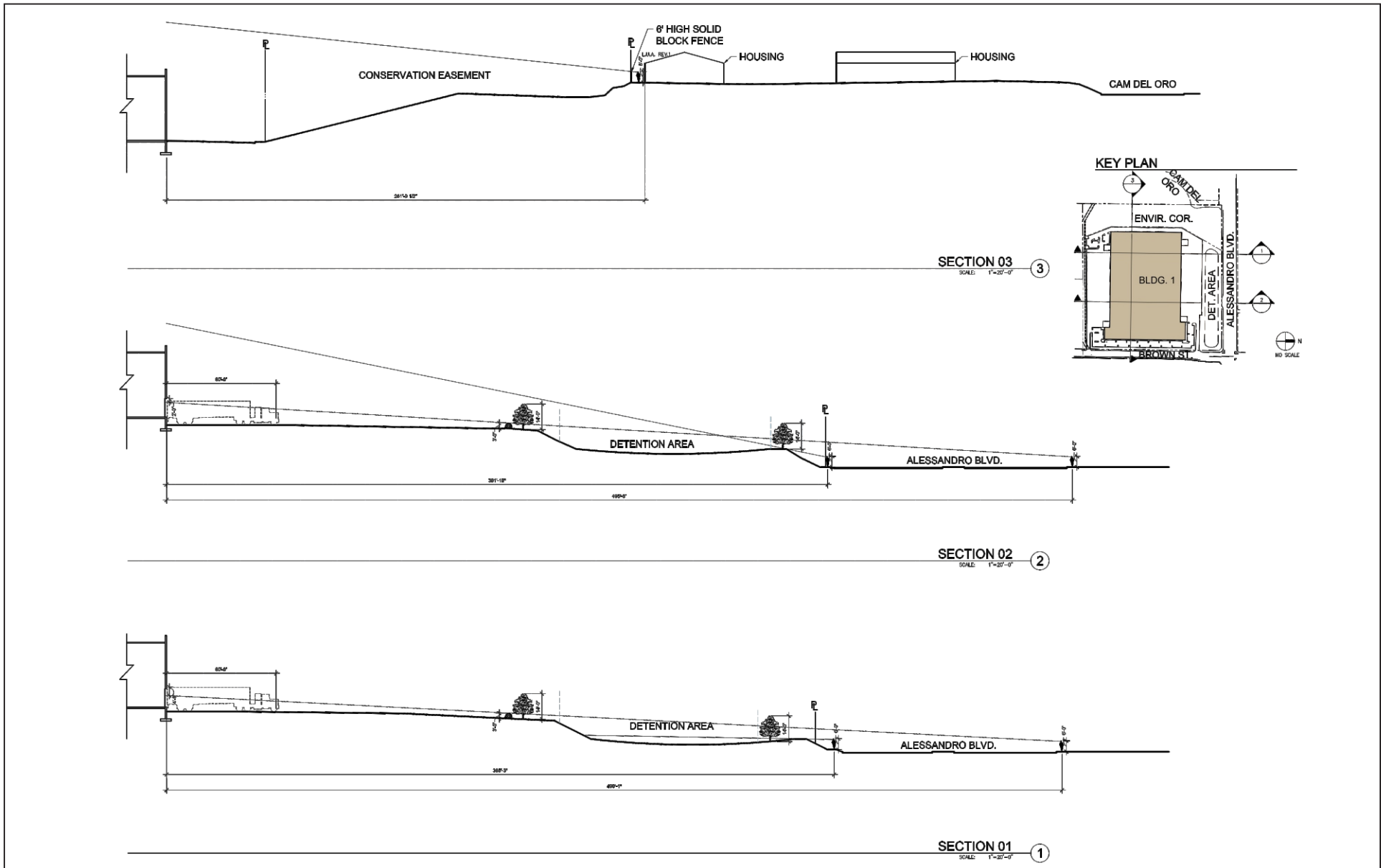


LSA

FIGURE 4-4

*Alessandro Commerce Centre
Environmental Impact Report*

Site Lines and Site Sections



LSA

FIGURE 4-1

*Alessandro Commerce Centre
Environmental Impact Report*

Site Lines and Site Sections