



FINAL DRAFT HIDDEN CANYON PARKING LOT PROJECT

Hidden Canyon Grading Addendum to EIR No.
1994092040

Lead Agency:

County of Riverside
Ken Baez, Principal Planner
4080 Lemon Street 12th Floor
Riverside, CA 92502

Project Applicant:

Lassen Development Partners, LLP.
1300 Quail Street, Ste 100
Newport Beach, CA 92660

CEQA Consultant:

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

3333 Michelson Dr, Suite 500
Irvine, CA 92614

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1. INTRODUCTION

1.1. PURPOSE AND SCOPE

This document is an Addendum to the Beaumont Gateway Specific Plan ("Specific Plan"), Environmental Impact Report ("EIR") No. 1994092040. The City of Beaumont certified EIR No. 1994092040 in 1995, which evaluated the Specific Plan.

The proposed Project is located in the County of Riverside, immediately adjacent to the area analyzed in EIR No. 1994092040, which is located in the City of Beaumont. Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), since discretionary actions will be taken by the County of Riverside and since the County has general governmental powers over the Project, the County is the Lead Agency charged with deciding whether or not to approve the Hidden Canyon Parking Lot Project. This Addendum addresses the potential environmental impacts associated with the proposed Project and will be considered by the County during the Hidden Canyon Parking Lot Project's entitlement process.

This Addendum includes findings comparing the environmental effects of the proposed Project as compared with the findings of EIR No. 1994092040. On the basis of these findings and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, has determined that no supplemental or subsequent EIR is required for the Hidden Canyon Parking Lot Project.

1.2. ENVIRONMENTAL PROCEDURES

An Addendum to a previously certified EIR is prepared when a lead agency is asked to issue a discretionary decision regarding a proposed project, but none of the conditions triggering the need for a Subsequent or Supplemental EIR are present.

Pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been certified or a negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
 - A. The project will have one or more significant effects not disclosed in the previous EIR or negative declaration.
 - B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.

- C. Mitigation measures or alternative previously found not to be feasible would in fact be feasible and would not substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If some changes or additions to the previously prepared EIR or negative declaration are necessary, but none of the conditions specified in State CEQA Guidelines section 15162 are present, the lead agency shall prepare an addendum. In accordance with the State CEQA Guidelines, since none of the conditions specified in section 15162 are present, the County has determined that an Addendum to the previously certified EIR No. 1994092040 shall be prepared for the Hidden Canyon Grading Project.

Pursuant to CEQA and the State CEQA Guidelines, the County's review of this Addendum focuses on the potential environmental impacts associated with the Hidden Canyon Parking Lot Project that might cause an increase in the impacts that were identified in EIR No. 1994092040, including changes in circumstances or new information of substantial importance that would substantially change the EIR conclusions. In other words, this Addendum considers whether the proposed Project, which, as described in detail herein, would result in new or substantially more severe impacts than were disclosed in EIR No. 1994092040. This examination includes an analysis pursuant to the provisions of Public Resources Code section 21166 and State CEQA Guidelines section 15162.

In reviewing this Addendum, the question before the County decisionmakers is not whether the previous EIR complies with CEQA, but only whether one of the events triggering the need for subsequent environmental review has occurred. (*A Local & Regional Monitor v. City of Los Angeles* (1993) 12 Cal.App.4th 1773; *Committee for Green Foothills v. Santa Clara County Board of Supervisors* (2010) 48 Cal.4th 32.) In addition, pursuant to State CEQA Guidelines section 15164(b), an addendum to a previously certified EIR is not circulated for public review. CEQA also does not establish a required format for an addendum to a previously certified EIR.

1.3. PREVIOUS ENVIRONMENTAL DOCUMENTATION

As directed by CEQA, this Addendum relies on the environmental analysis in EIR No. 1994092040. A summary of the previous environmental documentation and how it relates to the Hidden Canyon Grading Project is provided below. This Addendum incorporates by reference EIR No. 1994092040. This document, including the technical studies and other related documents, are available for review at the County of Riverside Planning Department, located at: 4080 Lemon Street, 12th Floor, Riverside, CA 92505. An aerial showing the Project site along with the previous projects is shown in Figure 7, *Previous Projects*.

EIR No. 1994092040

EIR No. 1994092040 analyzed potential environmental impacts resulting from development of the proposed Beaumont Gateway Specific Plan and determined that it would not result in potentially significant impacts and no mitigation measures were required for the following: health services, socio-economic resources, risk of upset, and human health.

EIR No. 1994092040 determined that build out of the Specific Plan could result in potentially significant impacts and required mitigation measures for the following: seismic safety, slopes and

erosion, hydrology, climate and air quality, noise, wildlife/vegetation, land use, natural and energy resources, toxic substances, aesthetics, cultural/scientific resources, circulation, and public facilities and resources. Additionally, EIR No. 1994092040 determined that despite the incorporation of all feasible mitigation measures, cumulative climate and air quality, project climate and air quality, cumulative noise, wildlife/vegetation, and land use impacts would remain significant and unavoidable.

The following discretionary actions were included in project approval:

- Certification of the Environmental Impact Report;
- Approval of the Annexation to the City of Beaumont;
- Approval of the Beaumont Gateway Specific Plan; and
- Approval of the Beaumont Gateway Development Agreement.

Beaumont Gateway Specific Plan

The Beaumont Gateway Specific Plan, together with all necessary supporting improvements and related actions, was approved by the City of Beaumont in 1996. The Beaumont Gateway Specific Plan proposed 160 acres of residential, commercial, parks, roadways, and open space. The project would have consisted of 131 acres of residential with 573 dwelling units, 9 acres of commercial, 10 acres of park, 6 acres of roads, and 4 acres of open space. The Beaumont Gateway Specific Plan laid out the conservation of Cooper's Creek as natural open space. Due to economic and market conditions, this project was never developed.

Wyle Laboratories LaBorde Canyon Testing Facility Initial Study/Mitigated Negative Declaration

A subsequent proposal, which would implement industrial engineering and testing facilities on the site of the former Beaumont Gateway Specific Plan, was submitted by Wyle Laboratories and approved by the City of Beaumont in 2001. CEQA compliance for the proposed Wyle Laboratories project was documented through an Initial Study and Mitigated Negative Declaration, adopted by the City of Beaumont in 2001. Similar to the Beaumont Gateway Specific Plan, the Wyle Laboratories project was never developed.

The following discretionary actions were included in the adoption of the Wyle Laboratories LaBorde Canyon Testing Facility Mitigated Negative Declaration:

- Amendment of the Beaumont General Plan to change the project site's land use designation from Low Density Residential with a Specific Plan Overlay to Light Industrial;
- Approval of a Zone Change from Specific Plan Area (SPA) to Light Manufacturing (M-L);
- Approval of a Conditional Use Permit; and
- Adoption of the Mitigated Negative Declaration.

Hidden Canyon EIR Addendum to EIR No. 1994092040 (2005) ("2005 Addendum")

The Hidden Canyon EIR Addendum to EIR No. 1994092040 ("2005 Addendum") analyzed potential impacts related to the development of the Hidden Canyon Specific Plan. It analyzed impacts related to the increased acreage of the Hidden Canyon Specific Plan in relation to the Beaumont Gateway Specific Plan. The 2005 Addendum concluded that no new significant impacts would occur from implementation of the Hidden Canyon Specific Plan.

Hidden Canyon Specific Plan

In 2003, an application was made to the City of Beaumont for the Hidden Canyon Specific Plan. This project was proposed to occupy the site of the former Beaumont Gateway Specific Plan. The Hidden Canyon Specific Plan project proposed a revised residential development plan and

expanded the area of development to include an additional adjacent 36.5 acres to the east. The Hidden Canyon Specific Plan, approved by the City in 2005 allowed for development of up to 426 single-family dwelling units, community parks totaling 19.5 acres, approximately 21 acres of natural open space, and commercial uses totaling 4.8 acres on an approximately 196.5-acre project site. CEQA compliance for the project was documented through an Addendum (2005 Addendum) to the Certified Beaumont Gateway Specific Plan EIR, adopted by the City of Beaumont in 2005.

The following discretionary actions were included in adoption of the Hidden Canyon Specific Plan project:

- Zone Change from Light Manufacturing (M-L) to Specific Plan Area (SPA), and pre-zoning of the unincorporated area as Specific Plan Area (SPA);
- Riverside County Local Agency Formation Commission ("LAFCO") Annexation actions;
- Adoption of Development Agreement; and
- Approval of tract map(s).

Hidden Canyon Industrial Park Specific Plan Addendum to EIR No. 1994092040 (2012) ("2012 Addendum")

The Hidden Canyon Industrial Park Specific Plan Addendum to EIR No. 1994092040 ("2012 Addendum") analyzed potential impacts related to the development of the Hidden Canyon Industrial Park Specific Plan. It further analyzed the change in impacts from the proposed industrial use and increase in project area with the impacts from the Certified EIR. The 2012 Addendum concluded that no new significant impacts would occur from implementation of the Hidden Canyon Industrial Park Specific Plan. Some mitigation measures were revised due to changes in regulations and applicability to the project.

Hidden Canyon Industrial Park Specific Plan

In 2011, an application was made to the City of Beaumont for the proposed Hidden Canyon Industrial Park Specific Plan project to occupy the previous Beaumont Gateway Specific Plan project site, together with certain adjacent properties. The Hidden Canyon Industrial Park Specific Plan project proposed development of up to 2.89 million square feet of distribution warehouse uses configured as two buildings within an approximately 196.55-acre Specific Plan area. Project certification changed the General Plan land use of the site from Single Family Residential to Industrial. CEQA compliance for the project was documented through an Addendum (2012 Addendum) to the Certified Beaumont Gateway Specific Plan EIR, adopted by the City of Beaumont in 2012. Thereafter, jurisdictional permits were obtained for impacts to Cooper's Creek and a Determination of Biologically Equivalent or Superior Preservation was created. The Hidden Canyon Industrial Park Specific Plan is currently being developed and is in the construction phase.

The following discretionary actions were included in or provided pursuant to adoption of the Hidden Canyon Industrial Park Specific Plan project:

- Adoption of the Addendum;
- Approval of a General Plan Amendment (Community Development Element) to change the project site General Plan land use designation from Single Family Residential to Industrial;
- Approval of a General Plan Amendment (Circulation Element) to rename the current "Willow Springs Road" alignment west of Potrero Boulevard as "4th Street." Additionally, this new segment of 4th Street extending westerly of Potrero Boulevard will be upgraded

from a “Secondary Street” design (the current Willow Springs Road design classification) to a “Major Highway” status. The proposed classification upgrade is consistent with the current design classification of 4th Street east of Potrero Boulevard;

- Approval of a parcel map;
- Approval of a Determination of Biologically Equivalent or Superior Preservation
- Adoption of a Development Agreement; and
- Various construction, grading, jurisdictional, and encroachment permits allowing implementation of the Project facilities.

Hidden Canyon Grading Addendum to EIR No. 19940920

The 2021 Addendum to the Beaumont Gateway Specific Plan Certifies EIR analyzed the grading activities related to the borrow site which exceeded the boundaries of the Hidden Canyon Industrial Park Specific Plan. Those areas graded were allowed via regulatory permits and covered a larger portion of APNs 424-010-008 and 424-010-010. The areas impacted by the additional grading activities were within the jurisdiction of the County of Riverside. A new Determination of Biologically Equivalent or Superior Preservation (DBESP) for the grading that occurred outside of the previously approved grading boundaries was prepared pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and was approved by RCA, with no comments received from CDFW and US Fish and Wildlife. The DBESP analyzed the additional grading boundaries within APNs 424-010-008 and 424-010-010 and applied the measures of the 2012 Addendum and of the existing jurisdictional permits to mitigate for impacts to riparian and wetland habitat at a ratio of 5:1 for impacts to Cooper’s Creek and 1:1 for impacts to other riparian habitat located in the fish tank pools.

The following discretionary actions were included in or provided pursuant to adoption of the Hidden Canyon Grading project:

- Adoption of the Addendum
- Approval of a Grading Permit
- Approval of a Determination of Biologically Equivalent or Superior Preservation
- California Department of Fish and Wildlife 1602 Permits
- Santa Ana Regional Water Quality Control Board 401 Permits

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2. PROJECT SETTING

2.1. PROJECT LOCATION

The Project site is located in unincorporated Riverside County, immediately adjacent to the City of Beaumont. Regional access to the Project site is provided by State Route 60 (SR-60), which is located approximately 0.25 miles to the north and Interstate 10 (I-10), which is located approximately 2.3 miles to the east, as shown in Figure 1, *Regional Location*. Specifically, the Project site consists of one parcel (APN 424-010-008) that is located south of the new 4th Street extension and the 4th Street bridge, as shown in Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*. In addition, the site is located within Section 7, Township 3 South, Range 1 West.

2.2. EXISTING LAND USES AND DESIGNATION OF THE PROJECT SITE

Currently the site is fully graded, void of native vegetation, and vacant, with Cooper's Creek northeast of the Project site as shown in Figure 4, *Site Photos*.

The Riverside County General Plan designates the land use as Rural Mountainous (RM) and Rural Residential (RR), as shown in Figure 5, *Existing General Plan Designation*, and is zoned as Controlled Development Area (W-2-20), as shown in Figure 6, *Existing Zoning*. The W-2-20 zone consists of land uses such as one-family dwellings, light agriculture, aviaries, apiaries, grazing of farm animals, animal husbandry.

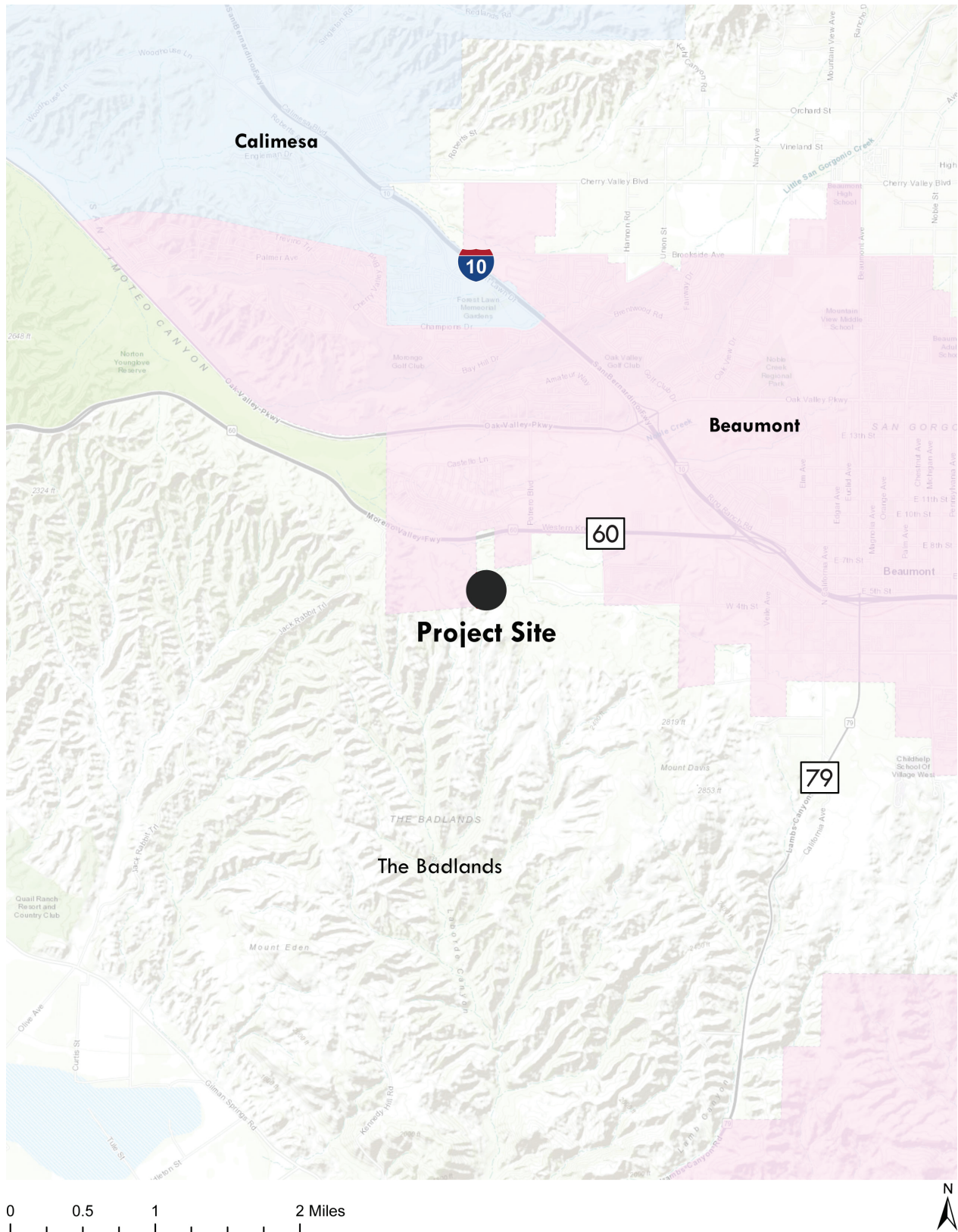
2.3. SURROUNDING LAND USES AND ZONING DESIGNATIONS

The Project site is bounded to the north by the newly constructed 4th Street extension and further north by Controlled Development Areas, which are currently undeveloped, the 60 freeway, and the City of Beaumont. Development of the Hidden Canyon Industrial Park Specific Plan, within the City of Beaumont, is located directly west of the Project site. Vacant, undeveloped land is located to the east and south of the Project site. The land use, General Plan, and zoning designations of the areas surrounding the Project site are listed below.

Direction	Land Use	General Plan Designation	Zoning Designation
North	West 4th Street followed by Vacant/Undeveloped land	Rural Residential	W-2-20
South	Vacant/Undeveloped	Rural Mountainous	W-2-20
East	Vacant/Undeveloped	Rural Residential/Rural Mountainous	Residential Agricultural (RA)
West	Current Development	City of Beaumont, Industrial	City of Beaumont, Specific Plan Use Area

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Regional Location

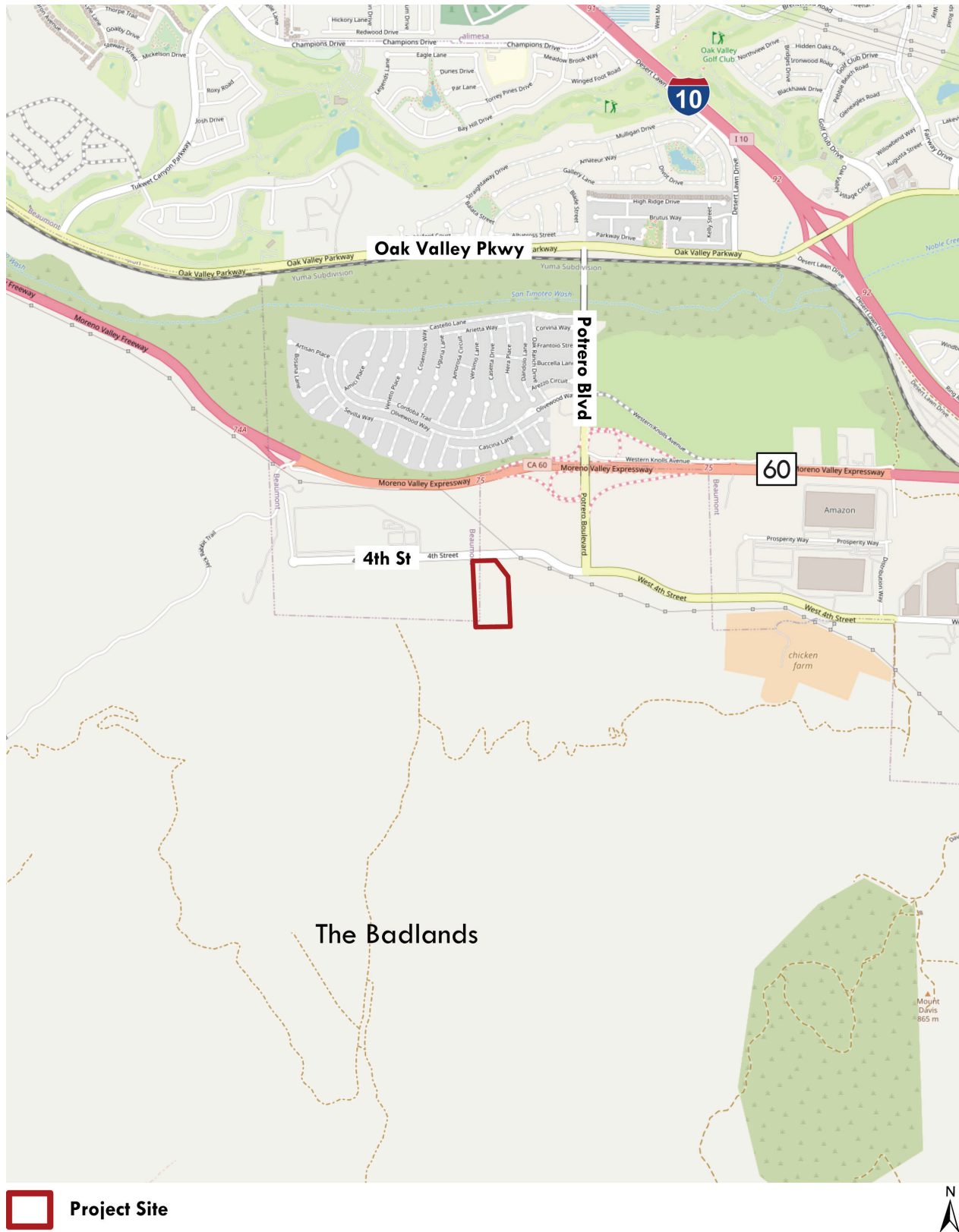


Hidden Canyon Parking Lot
Riverside County

Figure 1

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Local Vicinity



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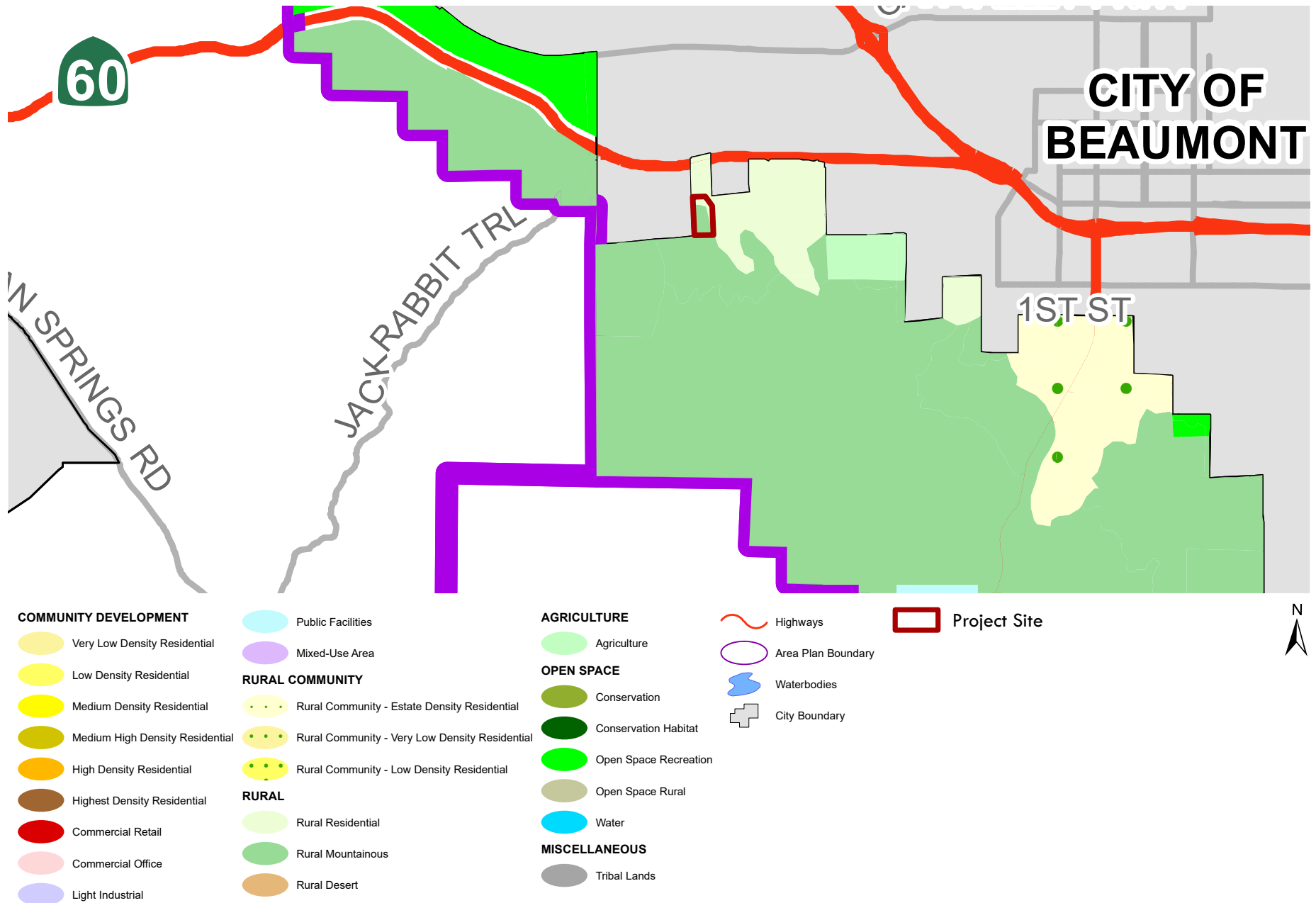
Existing Site Photo



Aerial image facing westward with the project site clearing in the foreground and adjacent Hidden Canyon Industrial Park structures behind.

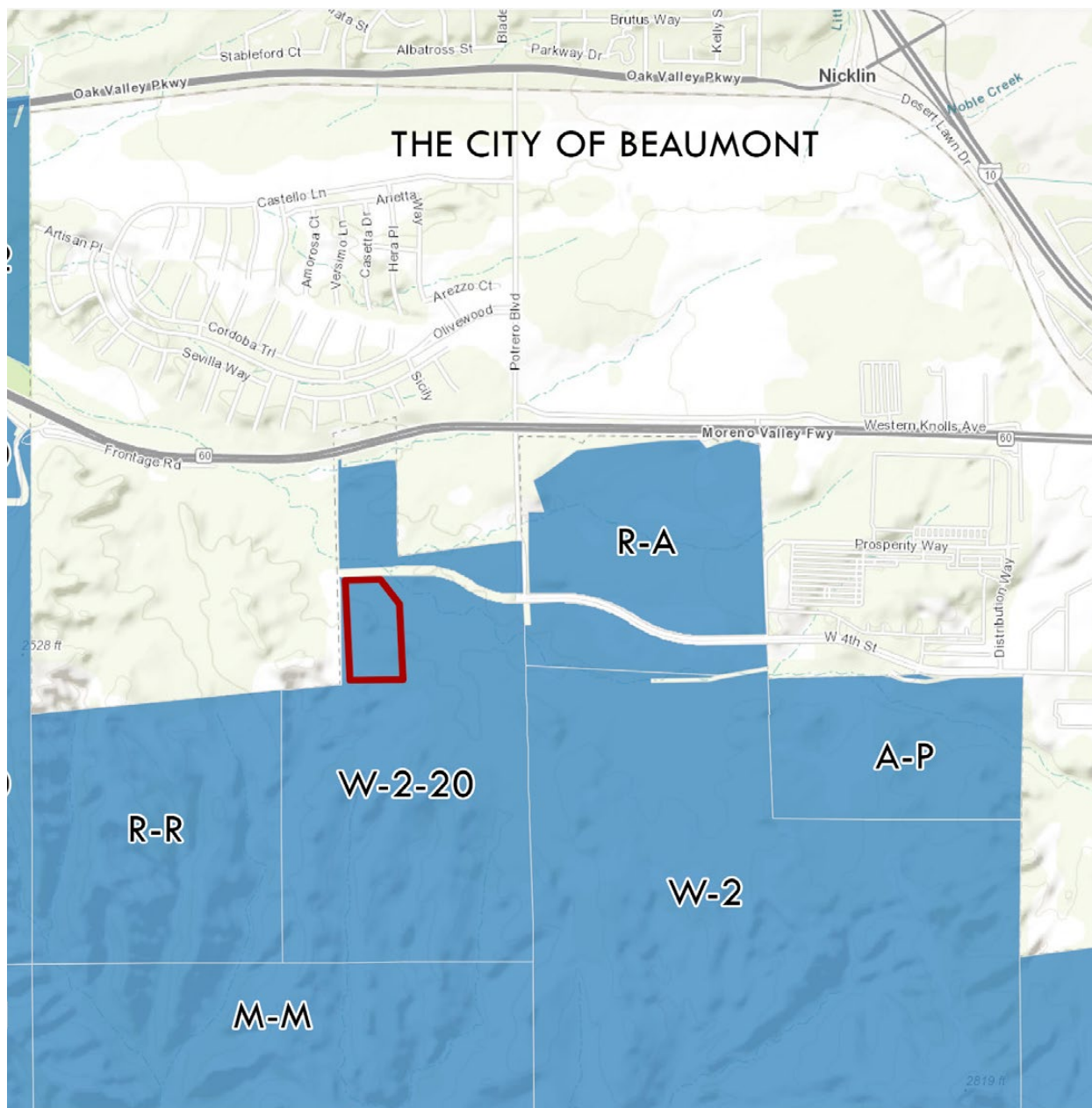
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Existing General Plan Designation



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Existing Zoning



Project Site

W-2 - Controlled Development Area

R-R - Rural Residential

M-M - Manufacturing Medium

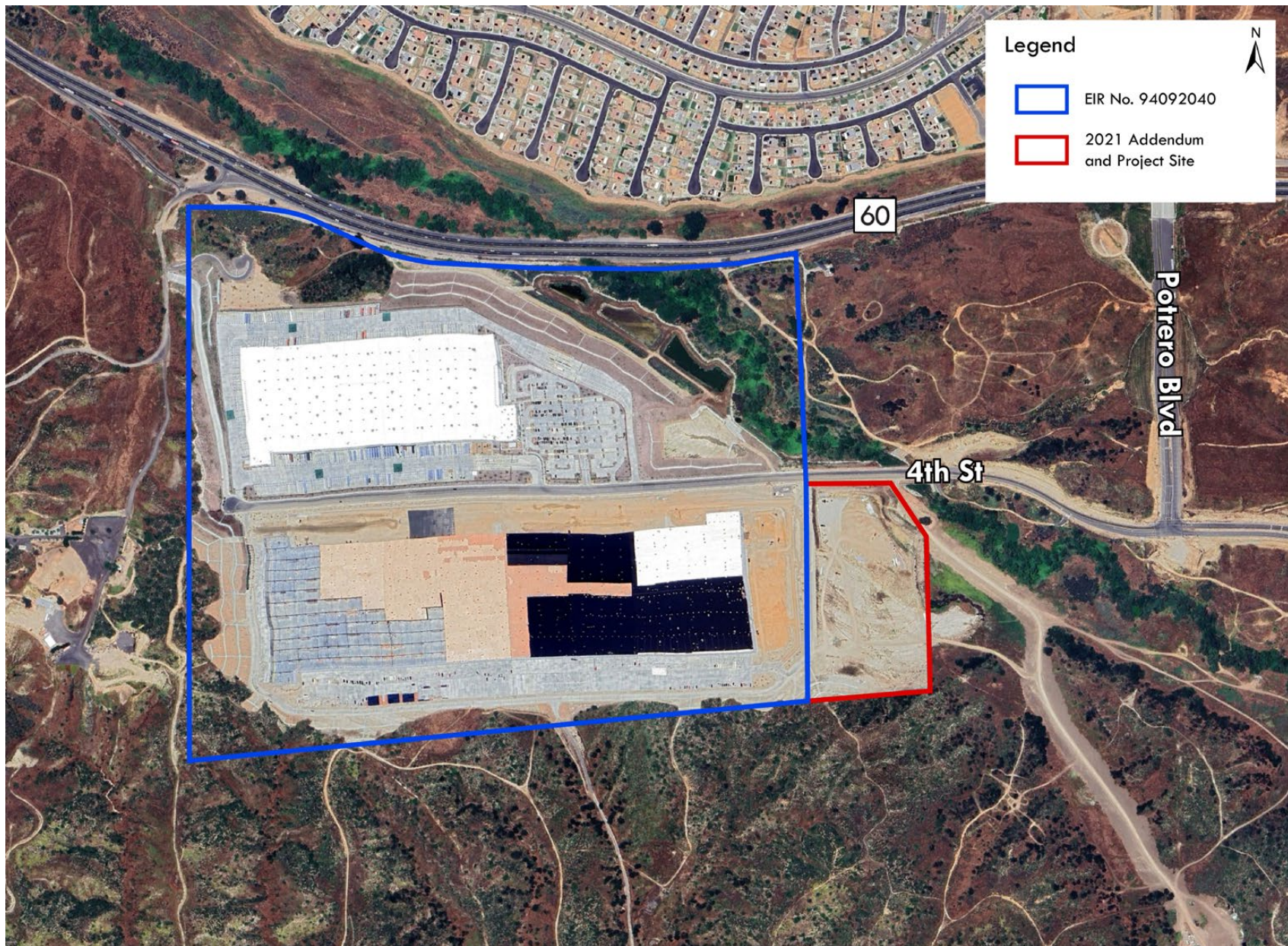
R-A - Residential Agriculture

A-P - Light Agriculture With Poultry



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Previous Projects



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3. PROJECT DESCRIPTION

3.1. PROJECT BACKGROUND

The Project site is located in unincorporated Riverside County, immediately adjacent to the Hidden Canyon Industrial Park Specific Plan area located within the City of Beaumont. The Hidden Canyon Industrial Park Specific Plan Area and the Project site are located south of the 60 freeway and the newly constructed 4th Street extension and east of Jackrabbit Trail. Previous CEQA documentation on the Project was initiated with the Certified Beaumont Gateway Specific Plan EIR in 1995. The Certified EIR comprehensively addressed environmental impacts resulting from the development of up to 573 single-family residences and associated community-serving commercial, recreation, and open space uses. The Beaumont Gateway Specific Plan included the annexation of the 160-acre site covered by the Certified EIR to the City of Beaumont. In 2001, an extensive IS/MND was conducted for the purpose of developing the Wyle Laboratories LaBorde Canyon Testing Facility, which provides further general background on the site area.

Subsequent to the certification of EIR No. 1994092040 for the Beaumont Gateway Specific Plan, the City of Beaumont adopted the 2005 Addendum to the Beaumont Gateway Specific Plan Certified EIR. The Hidden Canyon Specific Plan established a residential development concept similar to that put forth by the Beaumont Gateway Specific Plan, with the expansion of acreage to 196.5 acres and its 2005 Addendum analyzed further impacts to the site, including those related to the additional acreage. The 2012 Addendum to the Beaumont Gateway Specific Plan Certified EIR analyzed the impacts related to the industrial development of Hidden Canyon Industrial Park, currently under construction, due west of this proposed Project. The 2012 Addendum and related regulatory agency permits allowed areas of APNs 424-010-008 and APN 424-010-010 to be temporarily or permanently impacted during construction with offsite grading as a borrow site. Specifically, a Biological Report was prepared for the Hidden Canyon Industrial Park Specific Plan, which outlined impacts from the Specific Plan and offsite impacts to drainages under the jurisdiction of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and the Regional Water Quality Control Board. As such, consistent with the Certified EIR and the 2012 Addendum direction to implement existing regulations to mitigate impacts, Section 404, Section 401, and Section 1602 permits and their accompanying Determination of Biologically Equivalent or Superior Preservation (DBESP) for the Hidden Canyon Industrial Park Specific Plan were approved and obtained due to potential impacts to Cooper's Creek. These jurisdictional permits and the Hidden Canyon Industrial Park Specific Plan allowed for offsite impacts to occur within APNs 424-010-008 and 424-010-010 to allow for offsite improvements and use of the proposed Project site as a borrow site. The 2012 Section 1602 permit included mitigation measures to mitigate for impacts to riparian and wetland habitat outside of the then grading limits at a ratio of 5:1 for impacts to Cooper's Creek and 1:1 for impacts to other riparian habitat located in the fish tank pools.

Finally, the 2021 Addendum to the Beaumont Gateway Specific Plan Certified EIR analyzed the grading activities related to the borrow site (the subject property) which exceeded the boundaries of the Hidden Canyon Industrial Park Specific Plan and those areas allowed via regulatory permits covered the 17.34-acre portion of APNs 424-010-008 and 424-010-010. The areas impacted by the additional grading activities are within the jurisdiction of the County of Riverside. A new Determination of Biologically Equivalent or Superior Preservation (DBESP) for the grading that occurred outside of the previously approved grading boundaries was prepared pursuant to the MSHCP and was approved by RCA, with no comments received from CDFW and US Fish and Wildlife. The DBESP and 2021 Addendum analyzed the additional grading boundaries within APNs 424-010-008 and 424-010-010 and applied the measures of the 2012 Addendum and of the existing jurisdictional permits to mitigate for impacts to riparian and wetland habitat at a ratio of 5:1 for impacts to Cooper's Creek and 1:1 for impacts to other riparian habitat located in the fish tank pools.

3.2. PROJECT CHARACTERISTICS

3.2.1. PROJECT OVERVIEW

The proposed Hidden Canyon Trailer Lot Project (Project) would develop the 17.34-acre site with a short-term trailer parking facility and related site improvements. The Project includes grading, excavating, paving of the site, and striping of 433 trailer stalls. The Project would be implemented in one development phase. The Project Applicant is requesting a change in the site's designated Foundation Component, General Plan Amendment and Zone Change to develop the Project.

3.2.2. PROJECT FEATURES

Development Summary

The proposed Project would construct a parking lot on the site, as well as associated improvements such as a water quality detention basin and landscaping. This would include precise grading of the site and paving of approximately 457,690 square feet. The parking lot would be striped for 433 trailer parking stalls, which would each be 10 feet by 53 feet, as shown in Figure 8, *Conceptual Site Plan*.

Circulation

Access to the Project site would be provided via a 40-foot-wide full access gated driveway along a shared access road on the western perimeter of the site. The road is currently being developed at part of the Hidden Canyon Industrial Park. It is assumed that the shared access road would be operational by the time construction begins for this Project. Internal circulation would be provided via 67-foot-wide drive aisles.

Landscaping and Screening

The Project would include perimeter landscaping which would include 12 36-inch box trees, 226 24-inch box trees, 306 15-gallon trees, various shrubs, and ground covers as shown on Figure 9, *Conceptual Landscape Plan*. The Project would also include a 2:1 slope from 4th Street, which would screen the proposed trailer lot. The Project would include a six-foot-high tubular steel fence around the perimeter of the proposed truck lot.

Lighting

The proposed Project would install pole-mounted light fixtures in the parking lot and driveway to provide illumination during evening and overnight operations. The fixtures would be designed to face downward directly onto the parking lot and driveway, minimizing spillover and avoiding glare to surrounding areas.

Infrastructure Improvements

Drainage

The Project would collect all developed onsite runoff within an onsite storm drain system which would flow to an extended detention basin capable of detaining 104,917 cubic feet along the northern property line.

Proposed General Plan and Zoning

The Project proposes to amend the General Plan and Zoning Designations of the site. The Project proposes to amend the (General Plan) Foundation Component from Rural (R) to Community Development (CD) and the Land Use designation from Rural Residential (RR) and Rural Mountainous (RM) - as shown in Figure 5 *Existing General Plan Designation* - to Light Industrial (LI) - as shown in Figure 10, *Proposed General Plan Designation*.

The Project proposes to amend the zoning designation from W-2-20 (Controlled Development Area – 20-acre minimum lot size) - as shown on Figure 6, *Existing Zoning* - to Manufacturing-Medium (M-M),

as shown in Figure 11, *Proposed Zoning*. The M-M Zone allows for a trailer parking lot with approval of a conditional use permit.

Construction

Construction activities, including grading, paving, and architectural coating, would take place over three months beginning in September 2024. Grading of the site is expected to result in 8,853 cubic yards of soil export. Construction would adhere to County of Riverside Ordinance No. 847, which prohibits construction activities between the hours of 7:00 pm and 7:00 am on weekdays, between the hours of 5:00 pm and 8:00 am on Saturdays, or any time on Sunday or a federal holiday.

Operations

The proposed Project would be utilized as a parking lot and would provide temporary, short-term storage for truck trailers from industrially zoned parcels within ten miles of the site. During Project operations, trucks would travel to and from the Project site to pick up or drop off chassis and shipping containers would be parked on top of the trailer chassis. Also, it is important to note that the Project would not create new truck trips that would otherwise not already be occurring at industrial buildings within the vicinity of the site. Truck trailer parking operations were conservatively assumed to occur year-round, 24 hours a day, seven days a week.

3.3. DISCRETIONARY APPROVALS

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

COUNTY OF RIVERSIDE

- Adoption of Addendum
- Foundation Component General Plan Amendment
- General Plan (Land Use) Amendment
- Zoning Amendment
- Conditional Use Permit

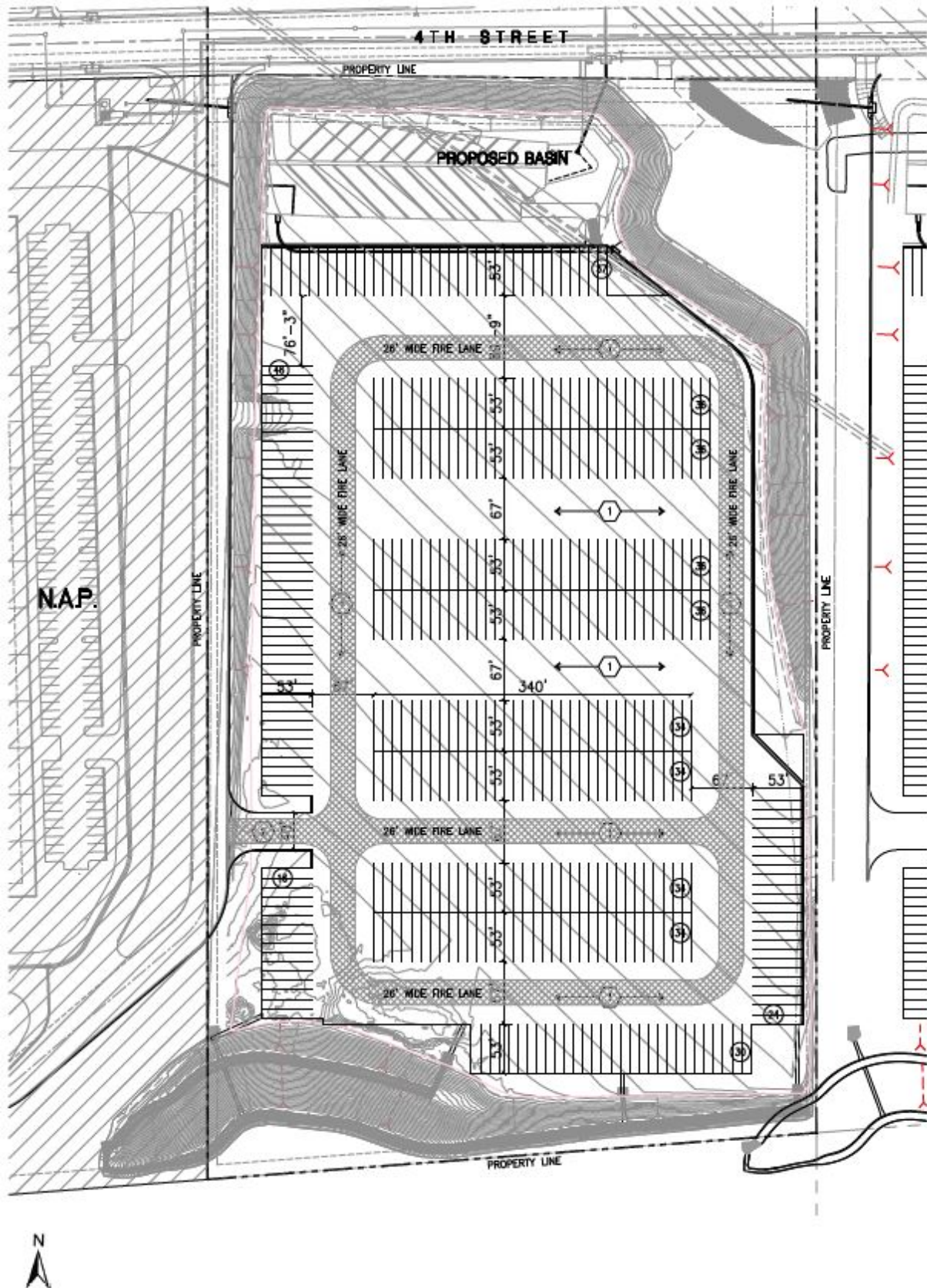
OTHER AGENCIES

This Addendum would also provide environmental information to responsible agencies and other public agencies that may be required to grant approvals or coordinate with the County as part of Project implementation. These agencies include, but are not limited to, the following:

- City of Beaumont

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Conceptual Site Plan



Hidden Canyon Parking Lot
Riverside County

Figure 8

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Conceptual Landscape Plan

PROPOSED LANDSCAPE

- 1
- Truck Parking Lot
- 2
- Biofiltration Basin
- 3
- Basin Concrete Forebay Per Civil Engineer
- 4
- Driveway Per Civil Engineer
- 5
- Entry with Accent Palms and Trees
- 6
- Curb and Gutter Per Civil Engineer, TYP.
- 7
- Adjacent Property By Others
- 8
- 6'H Tubular Steel Fence (To be design & approved by the County) 6'H Vehicular Gate (To be design & approved by the County) Median By Others
- 9
- 21' Max Slope Planting
- 10
-
- 11
-

BIOFILTRATION SHRUBS AND GROUNDCOVERS

SYMBOL	NAME	SIZE	NOTES	WUCOLS
<div></div>	<i>Juncus patens</i> California Grey Rush	1 Gal.	2'-6" O.C.	M
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal.	3'-0" O.C.	M
	<i>Rosa californica</i> California Wild Rose	5 Gal.	4'-0" O.C.	L

WATER BUDGET CALCULATION

MAWA = 3,852,331.56 GALLONS	ETWU = 2,653,828.41 GALLONS
MAXIMUM APPLIED WATER ALLANCE (MAWA) = [(55.0)(0.62)][(0.45 x LA) + ((1-0.55) x SLA)] ETAF FOR COMMERCIAL = 0.45 MAX ALLOW	
ESTIMATE TOTAL WATER USE (ETWU) = (55.0)(0.62) [(ETAF x LA) + ((1-0.55) x 0)] ETAF DESIGNED FOR SITE = 0.31 AVG.	
Note: The Water Buget Calculation is calculated using the formulas: MAWA (Annual Gallons Required) = (ETo)(0.62) x ETAF x Area and ETWU (Annual Gallons Allowed) = (ETo)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]	

SHRUB AND GROUNDCOVER LEGEND

SYMBOL	NAME	SIZE	NOTES	WUCOLS
<div></div>	<i>Acacia redolens</i> 'Low Boy' Low Boy	5 Gal.	8'-0" O.C.	L
	<i>Acacia</i>			
	<i>Agave americana</i> 'Variegata' Variegated Century Plant	15 Gal.	Per Plan	L
	<i>Arctostaphylos</i> 'La Panza' Grey Manzanita	5 Gal.	4'-0" O.C.	L
	<i>Baccharis pilularis</i> 'Pigeon Point' Pigeon Point Coyote Bush	5 Gal.	7'-0" O.C.	L
	<i>Bougainvillea</i> 'La Jolla' Bougainvillea	5 Gal.	4'-0" O.C.	L
	<i>Heteromeles arbutifolia</i> Toyon	5 Gal.	10'-0" O.C.	L
	<i>Mulenbergia rigens</i> Deer Grass	15 Gal.	3'-0" O.C.	M



SCREENING TREE LEGEND

SYMBOL	NAME	SIZE	SIZE	WUCOLS
<div></div>	<i>Pinus halepensis</i> Aleppo Pine	24" Box	24" Box	L
	<i>Schinus molle</i> California Pepper Tree	24" Box	24" Box	L
	<i>Tristania conferta</i> Brisbane Box	24" Box	24" Box	M

SCREENING SHRUB LEGEND

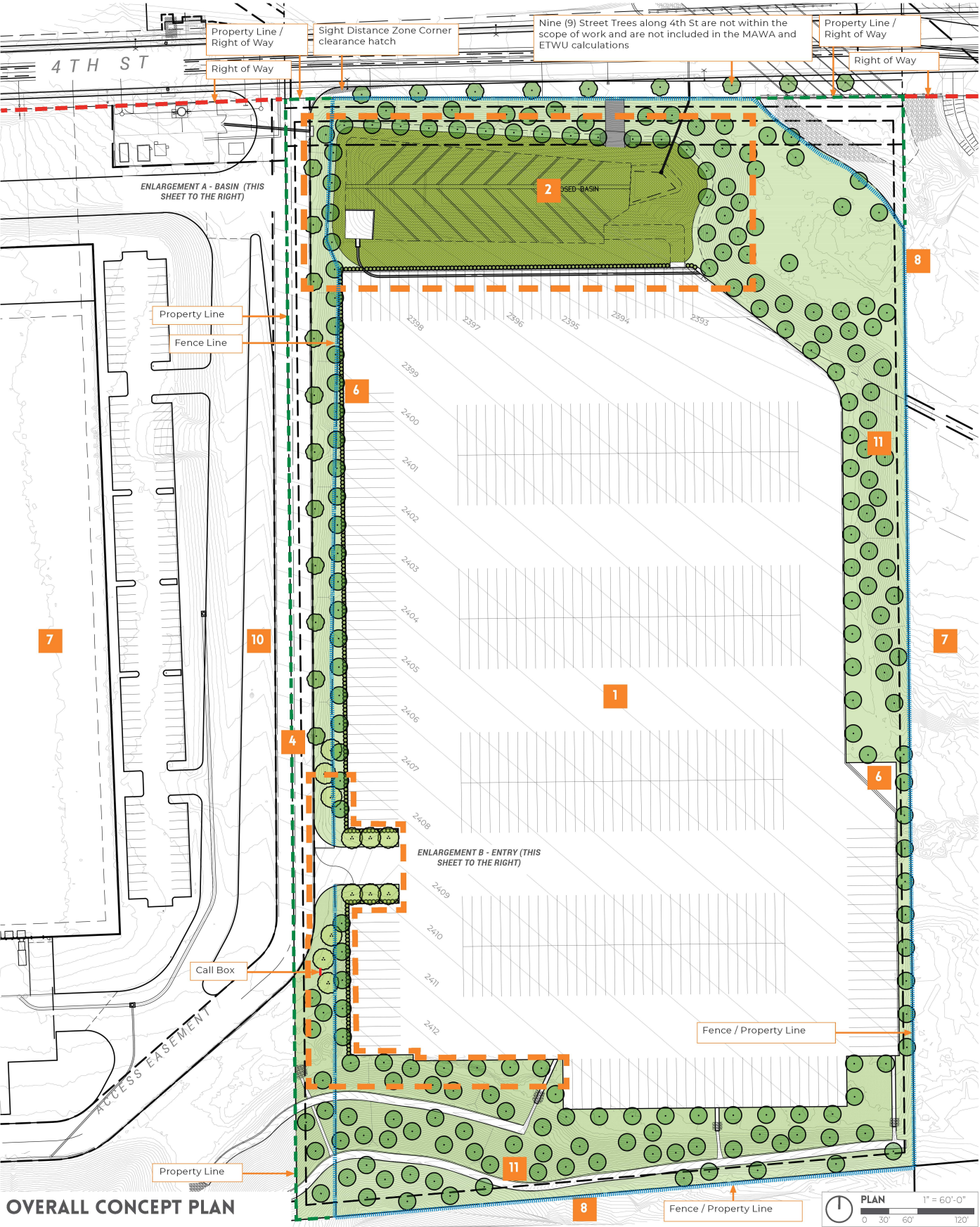
SYMBOL	NAME	SIZE	NOTES	WUCOLS
<div></div>	<i>Ligustrum japonicum</i> Texas Privet	15 Gal.	3'-6" O.C.	M
	<i>Laurus nobilis</i> 'Saratoga' Sweet Bay	15 Gal.	4'-0" O.C.	L
	<i>Photinia x fraseri</i> Fraser's Photinia	15 Gal.	4'-0" O.C.	M

STREET TREE LEGEND

SYMBOL	NAME	SIZE	WUCOLS
<div></div>	<i>Pinus eldarica</i> Afghan Pine	24" Box	L
	<i>Podocarpus gracilior</i> Fern Pine	24" Box	M

ACCENT TREE LEGEND

SYMBOL	NAME	SIZE	WUCOLS
<div></div>	<i>Quercus ilex</i> Holly Oak	36" Box	L

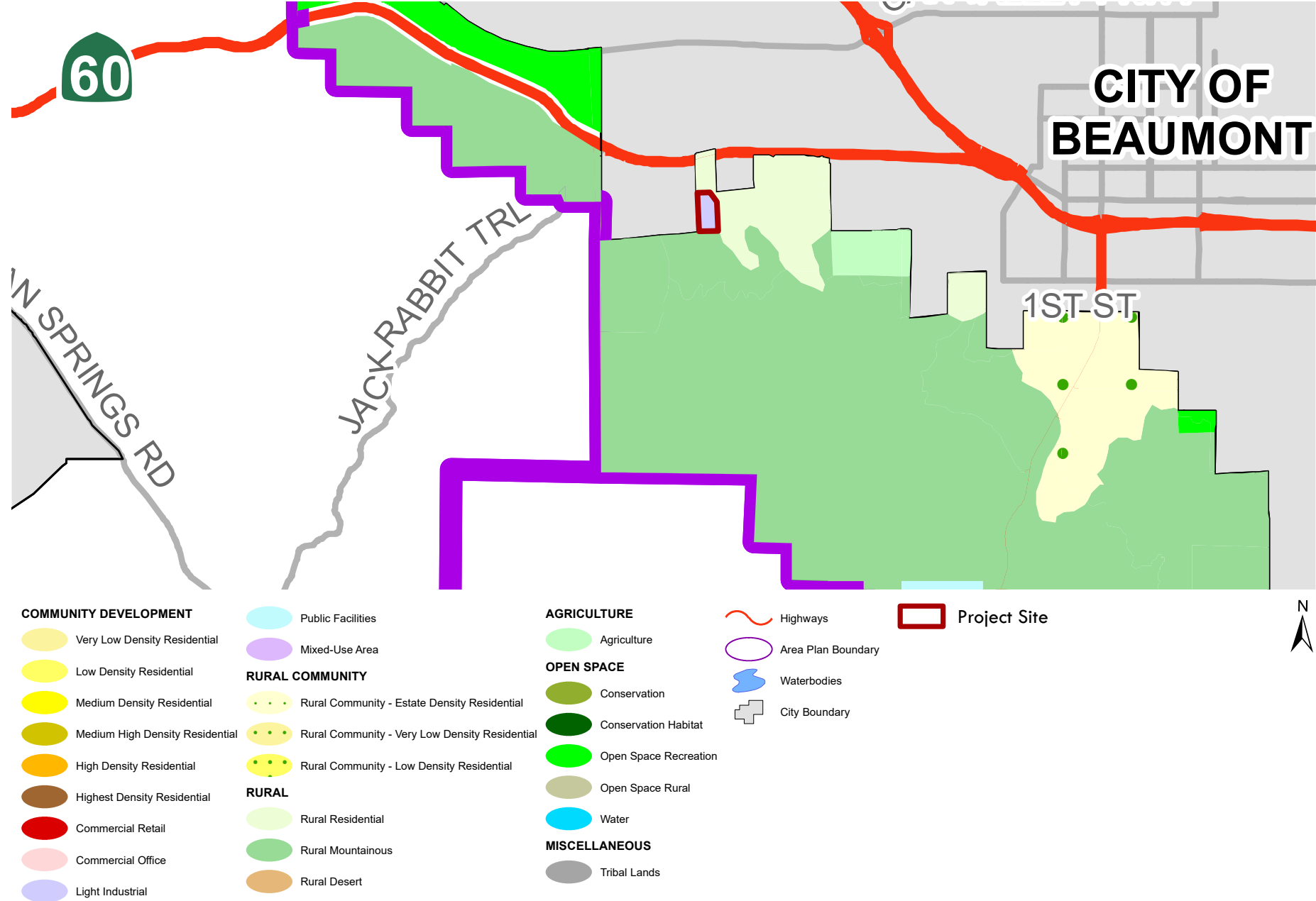


Hidden Canyon Parking Lot
Riverside County

Figure 9

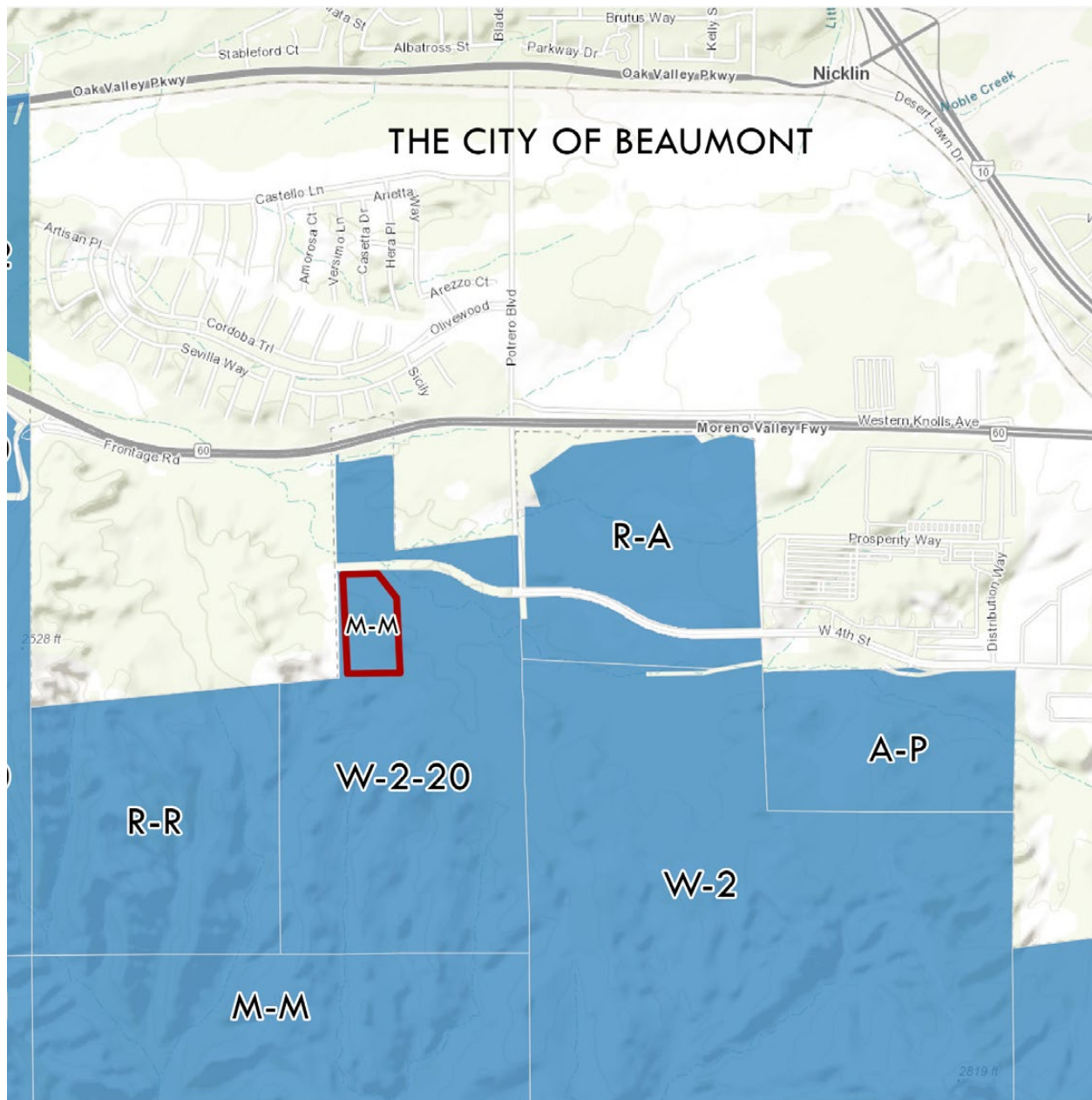
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Proposed General Plan Designation



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Proposed Zoning



Project Site

W-2 - Controlled Development Area

R-R - Rural Residential

M-M - Manufacturing Medium

R-A - Residential Agriculture

A-P - Light Agriculture With Poultry






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Construction Noise Source Locations



LEGEND:

-  Limits of Construction Activity  Receivers Locations  Distance from receiver to construction activity (in feet)



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4.0 COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: Addendum

Environmental Assessment (CEQ / EA) Number: CEQA210201
Project Case Type (s) and Number(s): CUP210118, GPA210117, CZ2100132
Lead Agency Name: Riverside County Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Evan Langan, Principal Planner
Telephone Number: (951) 955-3024; Email: elangan@rivco.org
Applicant's Name: Lassen Development Partners
Applicant's Address: 3900 S Wadsworth Blvd STE 440, Lakewood, CO 80235

I. PROJECT INFORMATION

Project Description:

Refer to previous section (Chapter 3.0)

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

B. Total Project Area: 17.34 acres

Residential Acres:	Lots:	Units: 0	Projected No. of Residents: 0
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 17.34 Acres RR and RM			

C. Assessor's Parcel No(s): 424-010-008 and 424-010-010

Street References: South of 60 freeway, east of Jackrabbit Trail. South of newly constructed 4th Street extension, southwest of recently built 4th street bridge.

D. Section, Township & Range Description or reference/attach a Legal Description:
Section 7, Township 3 South, Range 1 West

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project area previously consisted of vacant land, part of which was previously used for a fish farm. Before grading associated with use of the Project site as a borrow site, the area consisted of agricultural lands, riparian scrub/woodland/forest, grassland, chaparral, and coastal sage scrub. The northeast corner of the parcel includes riparian habitat associated with Cooper's Creek, which has previously been impacted. Currently, the entire Project area is composed of a graded and compacted lot.

The Project is bordered by Hidden Canyon Industrial Park to the west of the parcel within the City of Beaumont, undeveloped land to the south, the 4th street extension and Cooper's Creek to the northeast, and rural residential to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The overall site's General Plan land use designation is a mixture of Rural Residential (RR) and Rural Mountainous (RM) Land Uses. The site is partially located within the Western Riverside Multiple Species Habitat Conservation Plan.

2. **Circulation:** Development of the Project with a General Light Industrial use (truck parking) would result in a trip generation of approximately 1,011 daily passenger car equivalent (PCE) trips, including 65 PCE trips during the AM peak hour and 65 PCE trips during the PM peak hour.
3. **Multipurpose Open Space:** The proposed Project resides within a mixture of rural residential and rural mountainous spaces. It also partially lies within the boundaries of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP).
4. **Safety:** The Project would require an export of 8,853 cubic yards of soil. The Project meets all applicable Safety policies.
5. **Noise:** The noise associated with this Project will take place during standard daylight hours. The noise from this Project will adhere to all applicable Noise policies.
6. **Housing:** The proposed Project consists of a trailer truck parking terminal and would not provide any housing. Therefore, no impacts related to housing would result from the Project.
7. **Air Quality:** The proposed Project would follow South Coast Air Quality Management District (SCAQMD) policies to control any fugitive dust during grading and construction activities and would not exceed air quality emissions thresholds during either construction or operation of the Project. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project consists of a trailer truck parking terminal. The Project meets all applicable Healthy Community policies.
9. **Environmental Justice:** The proposed Project consists of a trailer truck parking terminal. The Project meets all applicable Environmental Justice policies.

B. General Plan Area Plan(s): Pass Area Plan

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous and Rural Residential.

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

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

G. Adjacent and Surrounding:

3. **General Plan Area Plan(s):** The Pass Area Plan to the north, south and east.
4. **Foundation Component(s):** Rural to the north, south and east, City of Beaumont to the West.
5. **Land Use Designation(s):** Rural Mountainous and Rural Residential to the north, south and east, City of Beaumont Hidden Canyon Specific Plan to the west.
6. **Overlay(s), if any:** N/A
7. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: W-2-20 (Controlled Development Area – Minimum 20-Acre Lot Size)

J. Proposed Zoning, if any: M-M (Medium-Manufacturing)

K. Adjacent and Surrounding Zoning: Specific Plan to the west, W-2-20 to the north, south and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “New Significant Impact” or “More Severe Impact” as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
--

<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
--

<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

 Signature

 Date

 Printed Name

 For:

ENVIRONMENTAL ISSUES ASSESSMENT

The evaluation of environmental impacts in this Addendum summarizes conclusions made in EIR No. 1994092040 and compares them to the impacts of the proposed Hidden Canyon Parking Lot Project. Mitigation measures referenced are from the Mitigation Monitoring Program adopted as part of EIR No. 1994092040 and are described as either being previously implemented, applicable to the proposed Project, or not applicable to the proposed development.

This comparative analysis has been undertaken pursuant to the provisions of CEQA and the State CEQA Guidelines, to provide the factual basis for determining whether the proposed Project and any changes in the circumstances surrounding the Project, or any new information that has come to light that permits or requires the preparation of a subsequent or supplemental EIR.

The analysis herein follows the outline and format and applies the impact thresholds of the 1995 Certified EIR, as required by CEQA. (*Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788.)

As discussed in further detail in Section 1.3, *Environmental Procedures of this Addendum*, pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been previously certified for a project, no subsequent or supplemental EIR shall be prepared for the Project unless the lead agency determines that one or more of the following three conditions are met: changes in the proposed Project result in new or substantially more severe impacts than were disclosed in the previous EIR; changes in the circumstances surrounding the Project result in new or substantially more severe impacts than were disclosed in the previous EIR; or new information has come to light showing that new or substantially more severe impacts than were disclosed in the previous EIR will occur.

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

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”; California Department of Transportation, California State Scenic Highway System Map, Accessed from: <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>

Summary of Impacts with the Approved Specific Plans:

The Certified EIR, EIR No. 1994092040 specifically addressed potential aesthetic impacts resulting from implementation of planned community uses pursuant to the Beaumont Gateway Specific Plan. The Certified EIR analysis recognized that implementation of new residential, commercial, and recreational uses in this location would result in a potentially significant alteration of the site's appearance. Accordingly, mitigation measures are incorporated that act to provide screening and a visual transition between the project and surrounding areas.

In addition, the Certified EIR recognized that the City of Beaumont is required to review the project design and all architectural plans prior to tract map approval to evaluate the project's visual impacts to surrounding areas and ensure the adequacy of the project's landscaping and other visual buffers. Certified EIR mitigation measures also require that lighting and signage be provided in conformance with applicable City and County ordinances. With mitigation, potential aesthetic impacts of the Certified EIR project were found to be less-than-significant.

The 2012 Addendum further analyzed potential aesthetic impacts resulting from implementation of the Hidden Canyon Industrial Park Specific Plan. Potential visual and aesthetic impacts of the large-scale industrial warehouses proposed under the 2012 Addendum project were mitigated through applicable Certified EIR mitigation measures in combination with mandated conformance with design guidelines, development standards, and performance standards articulated in the Hidden Canyon Industrial Park Specific Plan document. Therefore, there would be no new significant impacts related to aesthetics from implementation of the 2012 Addendum project.

The 2021 Addendum analyzed the potential aesthetic impacts resulting from grading activities. The grading activities increased the grading footprint of the Specific Plan area by only 16%. The grading site is only visible from Route 60 and the 4th Street extension and would therefore not result in an aesthetically offensive site to the public view.

Summary of Impacts with the Proposed Project:

a) Have a substantial effect upon a scenic highway corridor within which it is located?

No New Impact. The Project site is not located along a scenic highway corridor. The closest Official State Scenic Highway is SR-243, approximately 10 miles to the east of the Project site. SR-79, approximately 3 miles east of the Project site, is a County Eligible Scenic Highway (not Officially Designated). The Project site is not visible from SR-243 or SR-79. Thus, development of the Project site would not result in impacts related to any scenic highway, and impacts would be the same as those described in EIR No. 1994092040.

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

No New Impact. The Project site is currently graded with no vegetation onsite. The Project is located in a partially developed area with light industrial uses and vacant land. The Riverside County General Plan describes that in addition to scenic corridors, scenic resources include natural landmarks and prominent or unusual features of the landscape; however, the General Plan does not designate specific scenic resources. Views of the surrounding foothills are available from public vantage points along Route 60 and the 4th Street extension.

The Project site does not serve as a scenic vista and the construction of the truck trailer lot would not obstruct views of any nearby scenic vistas. Additionally, the Project site is only available to public view from Route 60 and from the 4th Street extension, which only provides access to the Project site and the adjacent Hidden Canyon Industrial Park. The Project would not include construction of any permanent buildings that would obstruct views from Route 60 or the 4th Street extension nor would Project operation result in an aesthetically offensive site open to public view. Therefore, no new impacts beyond that discussed in the Certified EIR would occur.

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

No New Impact. As mentioned above, the Project site is vacant and graded with no vegetation on site. The Project site does not currently hold scenic value, and the construction of the proposed truck trailer lot would not degrade a site with an existing visual character. Furthermore, as discussed previously, the Project site is not widely available for public view and Project implementation would not result in construction of permanent structures that would obstruct any current public views of the surrounding foothills. Therefore, no new impacts beyond that discussed in the Certified EIR would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
AESTHETICS				
Would the project:				
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Summary of Impacts with the Approved Specific Plan

The Certified EIR and 2012 Addendum address potential light and glare impacts resulting from the Beaumont Gateway Specific Plan's proposed residential and commercial uses and the Hidden Canyon Industrial Park Specific Plan's industrial development and determined that potential light and glare impacts were less-than-significant as mitigated. In this regard, the Certified EIR and 2012 Addendum incorporate mitigation requiring compliance with Riverside County Ordinance 655, which addresses light and glare impacts as they affect the Palomar Observatory, is incorporated into the Certified EIR.

The 2021 Addendum analyzed the potential light and glare impacts resulting from the grading of the site adjacent to the Hidden Canyon Industrial Park. The site is located within Zone B, which is required to meet specific lighting design standards, however the Project would only consist of grading and export to the adjacent Hidden Canyon Industrial Park and the staging of construction equipment and trucks. There are no permanent lighting fixtures proposed within the Project. Therefore, development of the site resulted in no new impacts to lighting and glare affecting the Palomar Observatory, and impacts are the same as those described in the Certified EIR.

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

No New Impact. The Project site is located approximately 40 miles north of the Mt. Palomar Observatory, and is in Zone B, as designated by the Riverside County Ordinance No. 655. Zone B includes areas 10 to 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. The proposed Project would include the construction and operation of a truck trailer parking lot. All lighting provided on the proposed truck parking lot would adhere to the County Ordinance mentioned above (included as MM AES-1). Therefore, development of the site would not result in new impacts to lighting and glare affecting the Palomar Observatory, and impacts would be the same as those described in the Certified EIR.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
AESTHETICS				
Would the project:				
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Description

Summary of Impacts with the Approved Specific Plan

The Certified EIR addressed potential light and glare impacts resulting from the Beaumont Gateway Specific Plan's proposed residential and commercial uses and determined that potential light and glare impacts were less-than-significant with incorporation of mitigation measures. The 2012 Addendum further analyzed potential light and glare impacts and found that there were no new significant impacts. The 2021 Addendum analyzed potential light and glare impacts for the grading activities on the adjacent borrowed site and found that no impacts would result as there were no permanent fixtures proposed onsite that would result in onsite light or glare impacts.

Summary of Impacts with the Proposed Project**a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

No New Impact. The nighttime lighting environment in the Project vicinity consists mainly of ambient light produced from street lighting, vehicles, and industrial activities at the adjacent Hidden Canyon Industrial Park. The proposed Project would install pole-mounted fixtures in the parking lot and driveway to provide illumination during evening and overnight operations. The Project would be required to comply with County lighting requirements through applicable mitigation measure MM AES-1 for the Certified EIR, as well as standard County conditions of approval. Therefore, implementation of the Project would

not result in new impacts to lighting and glare beyond those discussed and mitigated for in the Certified EIR.

b) Expose residential property to unacceptable light levels?

No New Impact. Despite being partially designated as Rural Residential by the General Plan, the closest currently occupied residential property is northeast of the Project site, across Route 60 (approximately 0.8 miles from the Project site). The Project site is not visible from the nearest residential property. Furthermore, the proposed Project would consist of a truck trailer parking lot with shielded security lighting in accordance with MM AES-1 and applicable standard County conditions of approval. Therefore, implementation of the Project would not result in impacts to lighting and glare further than those discussed and mitigated for in the Certified EIR.

Conditions of Approval

Outdoor Lighting: All outdoor luminaires shall be appropriately located, adequately shielded and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No's. 655 and 915.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

MM AES-1 (Formerly EIR No. 1994092040 Mitigation Measure Aesthetics-4): All lighting shall, where applicable, comply with the requirements of County Ordinance No. 655.

Other mitigation measures included in EIR No. 191994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe aesthetic or lighting related impacts would result from the proposed Project; therefore, no new mitigation measures are required for aesthetics and lighting.

Conclusion for Aesthetics

Consistent with the determination of EIR No. 1994092040, impacts related to aesthetics from implementation of the proposed Project would be less than significant with mitigation. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures regarding aesthetics. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database; Project Application Materials; California Department of Conservation Important Farmland GIS Finder, accessed <https://maps.conservation.ca.gov/DLRP/CIFF/>.

Summary of Impacts with the Approved Specific Plan

Due to changes in the CEQA Guidelines, the environmental checklist has been revised to include new sections or analysis, including incorporation of changes to include impacts related to agriculture and forestry resources. Therefore, the Beaumont Gateway Specific Plan EIR did not fully analyze impacts related to agriculture. However, the Certified EIR did discuss the cumulative change of land use away from agricultural land to urbanized land within the City of Beaumont and surrounding areas. It further discussed the possibility of the project and other development projects to cumulatively induce removal of "Prime Agricultural Soils." The approved Specific Plan also partially contained Farmland of Local Importance.

The 2012 Addendum analyzed that there was still no agricultural or forest land in the proposed Specific Plan area. Therefore, the 2012 Addendum concluded that no impacts would occur from implementation of the Hidden Canyon Industrial Park Specific Plan.

The 2021 Addendum analyzed that there was no agricultural or forest land within the graded borrowed site. Thus, no impacts would occur.

Summary of Impacts with the Proposed Project

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

No New Impact. The Project site is identified by the Farmland Mapping and Monitoring Program as “Other Land” and part of the site is designated as “Farmland of Local Importance.” Per Section 21060.1 of the State CEQA Guidelines, Farmland of Local Importance is not considered agricultural land. In addition, none of the Project site is currently in agricultural use. Additionally, as shown on the maps provided by the Farmland Mapping and Monitoring Program, none of the surrounding areas are designated as Prime Farmland, Unique Farmland, or Farmland Statewide Importance. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts would occur. Therefore, implementation of the Project would not result in impacts to Farmland further than those discussed in the Certified EIR.

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

No New Impact. The proposed Project site is zoned as Controlled Development Area (W-2-20), which allows for light agriculture. No agricultural activities currently occur onsite. The proposed Project site would amend the General Plan Land use and zoning designation of the site to Light Industrial (LI) and Medium Manufacturing (M-M) respectively. Given that none of the surrounding sites are utilized for agricultural purposes, these new land uses would more closely align with the surrounding uses which contain the Hidden Canyon Industrial Park to the west as well as additional light industrial uses less than two miles to the east. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed Project would not occur. No new impacts would occur. Therefore, implementation of the Project would not result in impacts to Farmland further than those discussed in the Certified EIR.

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

No New Impact. Properties surrounding the Project site are zoned for Controlled Development Area, Specific Plan Area, and Residential Agriculture. None of the surrounding properties are currently utilized for agricultural purposes. Additionally, the Project would not result in the development of heavy industrial uses that would impact agricultural uses in the area, the Project would serve as a truck parking lot to serve other industrial parcels in the area. Therefore, while the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property, impacts to agricultural zoned property would be less than significant. Thus, impacts related to agriculture uses would not occur. No new impacts would occur. Therefore, implementation of the Project would not result in impacts to Farmland further than those discussed in the Certified EIR.

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

No New Impact. There are no existing agricultural activities currently onsite or in the surrounding area. Development of the Project site would not convert farmland to other uses. Additionally, the areas surrounding the Project site are designated by the Farmland Mapping and Monitoring Program as Other Land or Farmland of Local Importance. There is no state-designated farmland within the vicinity of the site. Therefore, the development of the proposed Project would not result in the conversion of farmland to non-agricultural use and no impacts would occur. Therefore, implementation of the Project would not result in impacts to Farmland further than those discussed in the Certified EIR.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
AGRICULTURE & FORESTRY RESOURCES				
Would the project:				
5. Forestry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Summary of Impacts with the Approved Specific Plan

Due to changes in the State CEQA Guidelines, the environmental checklist has been revised to include new sections or analysis, including incorporation of changes to include impacts related to "Agricultural and Forest Resources." Therefore, the Beaumont Gateway Specific Plan Certified EIR did not need to analyze impacts related to Forest Resources. However, as demonstrated in the Riverside County General Plan Figure OS-3a, the approved Specific Plan site did not contain forest land, or land zoned as forest or timberland, however, the Specific Plan site does contain areas designated as Lowland Forests/Woodlands along Cooper's Creek.

The 2012 Addendum determined that there was no agricultural or forest land in the proposed Specific Plan area. Therefore, the 2012 Addendum concluded that no impacts would occur from implementation of the Hidden Canyon Industrial Park Specific Plan.

The 2021 Addendum analyzed that there was no agricultural or forest land within the graded borrowed site. Thus, no impacts would occur.

Summary of Impacts with the Proposed Project

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

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

b) Result in the loss of forest land or conversion of forest land to non-forest use?

No New Impacts. The Project site is graded and vacant, and the surrounding areas include the Hidden Canyon Industrial Park as well as undeveloped and vacant land or graded for future planned development. According to the County of Riverside General Plan Figure OS-3a, there is Lowland Forests/Woodlands along Cooper's Creek located near the northeast corner of the Project site. Construction and operation of the truck trailer parking lot would not impact vegetation and trees along the course of Cooper's Creek. The Project is limited to the previously graded area and would not further impact Cooper's Creek. Therefore, the Project would not result in the loss of forest land outside impacts discussed in the previous Certified EIR. No new impacts would occur.

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

No New Impacts. As described in the previous responses, the Project site is adjacent to limited Lowland Forest/Woodlands along Cooper's Creek, however none of the site is zoned as timberland or forest land. As discussed previously, the Project is limited to the previously graded area, and would not further impact Cooper's Creek. Therefore, the Project would not involve other changes in the environment which could result in the conversion of forest land to non-forest use.

Conditions of Approval

No conditions of approval related to agriculture and forest resources are required.

Mitigation/Monitoring Required**EIR No. 1994092040 Mitigation Measures**

No mitigation measures related to agriculture and forest resources were included in EIR No. 1994092040.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe agricultural and forest resources related impacts would result from the proposed Project; therefore, no new mitigation measures are required for agricultural and forest resources.

Conclusions for Agricultural and Forest Resources

Consistent with the determination of EIR No. 1941994092040, impacts related to agricultural or forest resources from implementation of the proposed Project have the possibility of being cumulatively significant due to general transition of agricultural uses to urban development. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1941994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding agricultural and forest resources. There have not been: 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating

to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"); Air Quality Memo (Appendix A)

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 did not identify impacts related to the current 2016 Air Quality Management Plan (AQMP). Instead, due to when it was written and adopted, the Certified EIR analyzed impacts related to the 1989 AQMP. Regarding emissions from the building out of the Specific Plan, EIR No. 1994092040 determined that construction of the Specific Plan would result in PM₁₀ and NO₂ emissions that would exceed thresholds established by the South Coast Air Quality Management District (SCAQMD) after implementation of mitigation measures (listed below) and would result in a significant and unavoidable impact. In addition, the EIR determined that operation impacts would result in exceedances of the SCAQMD thresholds for ROG, NO_x, and CO, and impacts would be significant. As a result, cumulative impacts would also be significant and unavoidable.

Furthermore, the 2012 Addendum analyzed impacts related to development of the Hidden Canyon Industrial Park Specific Plan and concluded that impacts related to construction emissions would be in line with those found in the Certified EIR, thereby making impacts from construction emissions significant and unavoidable. However, implementation of the Hidden Canyon Industrial Park Specific Plan was analyzed and determined to have less than significant operational emissions.

The 2021 Addendum analyzed the impacts related the grading of the borrowed site for the development of the Hidden Canyon Industrial Park Specific Plan and concluded that impacts related to construction emissions would not exceed thresholds set by SCAQMD or those analyzed by the Specific Plan EIR. Furthermore, there is no operation proposed for the Project and emissions and therefore would not result in any additional emissions. With the implementation of Mitigation Measures from EIR No. 1994092040, impacts related to Air Quality were reduced to a less than significant level.

Summary of Impacts with the Proposed Project**a) Conflict with or obstruct implementation of the applicable air quality plan?**

No New Impact. The Project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. While the proposed Project would require a General Plan Amendment and Zoning Amendment, the Project would not include construction of an onsite building that would exceed the current General Plan development density for the site. In addition, the Project would not result in the creation of new truck trips that do not already exist at light industrial uses in the vicinity of the Project site. As detailed below in Impact B, the Project would result in regional operational-source emissions that would not exceed the SCAQMD thresholds of significance. Therefore, the Project would not result in an increase in the frequency or severity of existing air quality violations and would not contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. Therefore, impacts would be less than significant.

In addition, emissions from the Project would not exceed those analyzed in EIR No. 1994092040. No new impacts would occur.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?

No New Impact. The South Coast Air Basin (SCAB) is currently in nonattainment for federal ozone standards, state ozone standards, federal PM_{2.5} standards, state PM_{2.5} standards, and state PM₁₀ standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed Project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Emission Significance Thresholds

Criteria Pollutant	Regional Significance Threshold (pounds/day)
Carbon Monoxide	550
Oxides of Nitrogen	100
Sulfur Oxides	150
PM ₁₀	150
PM _{2.5}	55
Reactive Organic Gases	75
Source: SCAQMD	

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) site preparation; (2) grading; (3) construction workers traveling to and from Project site; (4) fuel combustion by onsite construction equipment; (5) and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

Table AQ-2: Regional Construction Emission Estimates

Construction Activity	Maximum Daily Regional Emissions ⁽¹⁾ (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2024						
Grading	3.9	56.4	36.7	0.2	9.5	4.1
Paving	0.9	7.9	11.0	0.0	0.6	0.4
Architectural Coating	10.6	0.9	1.2	0.0	0.0	0.0
2024 Maximum Emissions	10.6	56.4	36.7	0.2	9.5	4.1
2025						
Architectural Coating	10.6	0.9	1.1	0.0	0.0	0.0
2025 Maximum Emissions	10.6	0.9	1.1	0.0	0.0	0.0
Maximum Daily Emissions	10.6	56.4	36.7	0.2	9.5	4.1

Construction Activity	Maximum Daily Regional Emissions ⁽¹⁾ (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
SCAQMD Significance Thresholds	75	100	550	150	150	55
Emissions Exceed Thresholds?	No	No	No	No	No	No
Notes: ROG = reactive organic gases NO _x = oxides of nitrogen PM ₁₀ = particulate matter 10 microns or less in diameter PM _{2.5} = particulate matter 2.5 microns or less in diameter CO = carbon monoxide SO _x = sulfur oxides PM emissions reflect SCAQMD Rule 403 reductions. Values = 0.0 imply less than 0.1 pounds/day *Emissions were conservatively based on a parking lot with 472 parking spaces from a previous site plan						

Source: (Appendix A)

As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, emissions from construction activities would not result in a new or significantly increased impact.

Operation

Implementation of the proposed Project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as landscaping, applications of architectural coatings, and consumer products. Operation of the proposed Project would include emissions from vehicles traveling to the Project site and from vehicles in the parking lot. As shown in Table AQ-3, the Project's operational activities would not exceed the numerical thresholds of significance established by the SCAQMD for emissions of any criteria pollutants and impacts would be less than significant and there would be no new impacts.

Table AQ-3: Regional Operational Emission Estimates

Construction Activity	Maximum Daily Regional Emissions ⁽¹⁾ (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2024						
Mobile	1.2	13.3	14.5	0.1	4.9	1.4
Area	0.1	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Total Project Operational Emissions	1.3	13.3	14.5	0.1	4.9	1.4
SCAQMD Significance Thresholds	55	55	550	150	150	55
Emissions Exceed Thresholds?	No	No	No	No	No	No
Notes: ROG = reactive organic gases NO _x = oxides of nitrogen PM ₁₀ = particulate matter 10 microns or less in diameter PM _{2.5} = particulate matter 2.5 microns or less in diameter CO = carbon monoxide SO _x = sulfur oxides PM emissions reflect SCAQMD Rule 403 reductions. Values = 0.0 imply less than 0.1 pounds/day *Emissions were conservatively based on a parking lot with 472 parking spaces from a previous site plan Source: Appendix A						

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

No New Impact. The SCAQMD recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's Final Localized Significance Threshold Methodology (SCAQMD 2008). According to the LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project site is located in SRA 29 (Banning).

Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. The nearest sensitive receptor to the Project site includes residential homes north of the Project site, approximately 485 meters (1,591 feet) from the Project site. Therefore, this analysis conservatively utilized the 200 meter threshold.

Construction

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily. The CalEEMod Emissions Summary (Appendix A) determined that the proposed Project would disturb a maximum of 3 acres per day. As shown in Table AQ-4, the maximum daily area disturbed during construction is 3.0 acres occurring during the grading construction activity. However, the largest construction area provided in the LST emission lookup tables is 5 acres. Therefore, the maximum daily disturbed area during construction was set as 5.0 acres for the localized assessment of construction grading impacts. This is a conservative assumption given that if thresholds were available for a 6-acre project, said thresholds would be greater than the thresholds for a 5-acre project since the thresholds increase with project area size.

Table AQ-4: Construction Equipment Modeled in CalEEMod and Acres Disturbed per Day

Activity	Equipment Type	Equipment t Quantity	Acres Graded per 8-hour Day	Operating Hours per Day	Acres Graded per Day
Grading	Graders	1	0.5	8	0.5
	Excavators	2	0	8	0
	Tractors/Loaders/Backhoes	2	0	8	0
	Scrapers	2	1	8	2.0
	Rubber Tired Dozers	1	0.5	8	40.5
	Total Acres Disturbed Per Day				
Source: Appendix A					

Table AQ-5 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. As shown, Project construction-source emissions would not exceed the applicable SCAQMD LSTs for

emissions of any criteria pollutant. Thus, construction of the Project would not result in a new or increased localized air quality impact.

Table AQ-5: Localized Construction Emissions Estimates

Construction Activity	Maximum Daily Localized Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
2024				
Grading	34.3	30.2	3.9	2.3
Paving	7.8	10.0	0.4	0.4
Architectural Coating	0.9	1.1	0.0	0.0
2025				
Architectural Coating	0.9	1.1	0.0	0.0
Maximum Daily Emission	34.3	30.2	3.9	2.3
SCAQMD Significance Thresholds	450.67	7,782.3	164.67	45.67
Emissions Exceed Thresholds?	No	No	No	No
Notes: NO _x = oxides of nitrogen PM ₁₀ = particulate matter 10 microns or less in diameter PM _{2.5} = particulate matter 2.5 microns or less in diameter CO = carbon monoxide PM emissions reflect SCAQMD Rule 403 emission reductions Values = 0.0 imply less than 0.1 pounds/day *Emissions were conservatively based on a parking lot with 472 parking spaces from a previous site plan Source: Appendix A				

Operation

The LSTs for Operation are determined by the size of the project site and the distance to the nearest sensitive receptor. The proposed Project is 17.34 acres; therefore, this analysis conservatively assumes that all onsite emissions associated with the Project would occur within a concentrated 5-acre area. As shown in Table AQ-6, the Proposed Project would result in a less than significant localized operational air quality impact.

Table AQ-6: Localized Operational Emissions Estimates

Construction Activity	Maximum Daily Localized Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Mobile	3.9	4.2	0.3	0.1
Area	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0
Total	3.9	4.2	0.3	0.1
SCAQMD Significance Thresholds	434	10,383	44	14

Construction Activity	Maximum Daily Localized Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Emissions Exceed Thresholds?	No	No	No	No
Notes: NO _x = oxides of nitrogen PM ₁₀ = particulate matter 10 microns or less in diameter PM _{2.5} = particulate matter 2.5 microns or less in diameter CO = carbon monoxide PM emissions reflect SCAQMD Rule 403 emission reductions Values = 0.0 imply less than 0.1 pounds/day *Emissions were conservatively based on a parking lot with 472 parking spaces from a previous site plan Source: Appendix A				

Additionally, the Project would incorporate Mitigation Measures MM AQ-1 through MM AQ-6 from EIR No. 1994092040, which would further reduce impacts related to Project emissions. As such, emissions from implementation of the Project would result in a less than significant impact and no new impacts would occur.

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

No New Impact. The proposed Project would not generate other emissions, not described previously. The Project site does not contain land uses typically associated with emitting objectionable odors. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed Project would develop and operate a truck trailer parking lot, which would not involve the types of uses that lead to odors.

It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 (included as a county condition of approval) to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project would be less than significant and would not result in a new impact.

Conditions of Approval

Rule 403: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

Rule 1113: The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low-Volume (HPLV) applications shall be used.

Rule 402: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance

to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

MM AQ-1 (Formerly EIR No. 1994092040 Mitigation Measure Air Quality 1): To minimize dust generation during grading operations, SCAQMD Rule 403 shall be adhered to which will require watering during earth moving operations. To further reduce emissions, grading shall not occur when wind speeds exceed 20 mph. Construction access roads shall be paved. In addition, soil binders shall be spread on construction sites or unpaved roads and/or parking areas. Also, street sweeping of roads adjacent to the Project site shall be done to reduce fugitive dust from traffic. Soil shall be cleaned up from public roads and access roads, if necessary. In addition, rapid cleanup of debris from streets shall be implemented after a major storm. Finally, trucks shall be washed off before leaving the construction site.

MM AQ-2 (Formerly EIR No. 1994092040 Mitigation Measure Air Quality 2): Construction equipment emissions shall be reduced by requiring that trucks maintain two-feet of free board (distance between top of load and top of truck bed sides). In addition, low sulfur fuel shall be used for construction equipment, and the equipment should be properly maintained and tuned.

MM AQ-3 (Formerly EIR No. 1994092040 Mitigation Measure Air Quality 3): To minimize traffic related impacts from construction, construction personnel shall be encouraged to rideshare. Parking for construction personnel should not interfere with traffic flows. Construction affecting roadways should be performed during non-peak traffic hours. A flag person should be provided during times when construction traffic affects roadways and one lane in each direction should remain open.

MM AQ-4 (Formerly EIR No. 1994092040 Mitigation Measure Air Quality 4): Ground cover shall be reestablished on the construction site through seeding and watering. Disturbed but undeveloped soils on the construction site shall be stabilized through the use of vegetative groundcover and/or appropriate chemical soil stabilizers.

MM AQ-5 (Formerly EIR No. 1994092040 Mitigation Measure Air Quality 5): Activity management techniques shall be employed, such as extending the construction period; reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.

MM AQ-6 (Formerly EIR No. 1994092040 Mitigation Measure Air Quality 6): Use of temporary power should be avoided, and grid power used once established at the Project site.

Other mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

The applicable mitigation measures from EIR No. 1994092040, as are listed and revised above, would be applied to the proposed Project.

No new impacts nor substantially more severe biological resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for air quality.

Conclusion for Air Quality

Impacts related to air quality from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 191994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding air quality. There have not been: (1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

Source(s): GIS database; Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); On-site Inspection; Updated Habitat Assessment (Appendix B).

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 demonstrated a presence of multiple sensitive wildlife species, sensitive vegetation, and sensitive plant species. The Certified EIR for the Beaumont Gateway Specific Plan analyzed the removal of a majority of existing vegetation and existing habitat, potential impacts to the San Timoteo wildlife corridor, and potential impacts to sensitive and/or listed wildlife species. Therefore, EIR No. 1994092040 determined that impacts to biological resources, then labeled as wildlife and vegetation, would be significant and unavoidable. The EIR included Mitigation Measures Wildlife/Vegetation-1, -3, and -6 to reduce impacts to riparian habitat and native flora and fauna. These mitigation measures are included below due to their applicability to the proposed Project.

The 2012 Addendum analyzed biological impacts related to the proposed industrial development and determined that the Hidden Canyon Industrial Park Specific Plan (HCIPSP) would comply with provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), which was not in place at the time of approval of the previously Certified EIR. The 2012 Addendum

concluded that with implementation of mitigation measures from the Certified EIR and adherence to the WRCMSHCP, no new significant impacts would occur.

A Biological Report was prepared for the HCIPSP, which outlined impacts from the HCIPSP and offsite impacts to drainages under the jurisdiction of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and the Regional Water Quality Control Board. As such, consistent with the Certified EIR and the 2012 Addendum direction to implement existing regulations to mitigate impacts, Section 404, Section 401, and Section 1602 permits and their accompanying Determination of Biologically Equivalent or Superior Preservation (DBESP) for the Hidden Canyon Industrial Park Specific Plan were approved and obtained due to potential impacts to Cooper's Creek. These jurisdictional permits and the Hidden Canyon Industrial Park Specific Plan allowed for offsite impacts to occur within APNs 424-010-008 and 424-010-010 to allow for offsite improvements and use of the proposed Project site as a borrow site. The Section 1602 jurisdictional permit included mitigation measures to mitigate impacts to riparian and wetland habitat at a ratio of 5:1 for impacts to Cooper's Creek and 1:1 for impacts to other riparian habitat located in the fish tank pools.

The 2021 Addendum analyzed biological impacts related to the grading of the borrowed site for the development of the HCIPSP and found the project would comply with the provisions of the WRCMSHCP. A DBESP was developed which includes mitigation for impacts to riparian habitat at a 5:1 ratio for Cooper's Creek and at a 1:1 ratio for the fish tank pools. The Habitat Assessment Report detected the possibility of several sensitive species within the grading site. Mitigation Measures included from the previous EIR and DBESP included mitigation for habitat restoration for these affected species and ensured that impacts would be less than significant for sensitive species as well as nearby riparian habitats affected by the Project.

Summary of Impacts with the Proposed Project

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

No New Impact. The Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The Project is not located in a Criteria Cell and there are no specific criteria goals for this parcel. However, the Project is located in a Narrow Endemic Plant Species Survey Area (NEPSSA) for Marvin's onion and many-stemmed dudleya. Additionally, the Project site is located within an Additional Survey Needs and Procedures Area for Los Angeles pocket mouse and burrowing owl.

The Habitat Assessment Report conducted in 2020 for the 2021 Addendum determined based on field survey and literature review that it is unlikely for burrowing owls, Los Angeles pocket mouse, and narrow endemic plants to occur onsite due to a lack of onsite habitat and lack of any of these species observed during previous field surveys conducted by Hamsworth Associates in 2013 and Glen Lukos Associates in 2016 (L&L Environmental 2020). A DBESP was prepared in 2020 and approved by RCA, with no comments from CDFW or US Fish and Wildlife, which met requirements of the WRCMSHCP Section 6.1.2. The DBESP addressed the grading activities that exceeded the approved grading area and identified impacts of 0.32 acre of riparian/riverine habitat in Cooper's Creek and 0.57 acre of riparian/riverine habitat in artificial basins (fish ponds) for a total impact of 0.89 acre of combined MSHCP riparian and riverine habitat. In response, the DBESP included mitigation for impacts to riparian habitat at a 5:1 ratio for Cooper's Creek and at a 1:1 ratio for the fish tank pools, which is included as MM BIO-1. With implementation of this mitigation, impacts related to MSHCP Section 6.1.2 were less than significant.

As discussed in the Updated Biological Assessment (Included as Appendix B), since the initial grading and issuance of the grading permit associated with the 2021 Addendum, the Project site has been continually disturbed and used as a staging area for the adjacent Hidden Canyon Industrial Park construction. As a continuously active construction site, the Project site is highly disturbed and does not

contain any sensitive habitat (Appendix B). Therefore, the conditions of the Project site have not changed, and sensitive species continue to have a limited potential, if any, to occur present onsite.

Project construction would include grading, paving, and architectural coating within the footprint of the previously graded project site and would not disturb any habitat or sensitive species. Payment of fees, as verified through conditions of approval, assures that the applicable MSHCP Development Impact Fee would be paid. Thus, the proposed Project would not conflict with provisions of the MSHCP, and impacts would be less than significant.

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

No New Impact. The Habitat Assessment Report prepared for the 2021 Addendum identified 23 special-status wildlife species and 3 federal/state listed threatened or endangered species previously documented on or near on the Project site (L&L Environmental) that could be impacted from habitat modifications. These species include:

- Southwestern willow flycatcher, *Empidonax traillii extimus*;
- Least Bell's vireo, *Vireo bellii pusillus*;
- Stephens' kangaroo rat, *Dipodomys stephensi*;

Least Bell's Vireo and Willow Flycatcher. The Habitat Assessment Report describes that in both 2013 and 2017 no Southwestern willow flycatcher were detected near the grading area during focused surveys; and therefore, were presumed to be absent. In 2013, two pairs of least Bell's vireo were identified outside of the grading area. However, none were identified during 2017 focused surveys, which occurred prior to the grading activities. While there is no least Bell's vireo located onsite, there is habitat located in Coopers Creek adjacent to the Project. The habitat function for the species could be impacted by increased noise levels above 60 dBA_{Leq} during Project construction and operation as least Bell's vireo is a noise-sensitive species. As detailed in the Noise and Vibration Analysis (Appendix D), noise levels at the adjacent Coopers Creek would reach levels of 59.4 dBA_{Leq} during construction and 55.7 dBA_{Leq} during operation which is below the threshold of 60 dBA_{Leq}. Therefore, the Project would not result in impacts to habitat for least Bell's vireo.

Stephen's kangaroo rat. The Habitat Assessment Report describes that in 2013 two Stephen's kangaroo rats were identified and that the species likely occurs in low to medium densities in grassland areas throughout the Specific Plan area. The Habitat Assessment Report also describes that due to grading of the site little opportunity for small mammal reoccupation is present within the site. As the Project site has been continuously disturbed as a construction staging area, there continues to be minimal opportunity for reoccupation by Stephen's kangaroo rat onsite.

The 2021 Addendum described that no Southwestern willow flycatcher, Least Bell's Vireo, or Stephen's Kangaroo rat were identified within the Project site. This is mostly since the available habitat was removed during previous grading and use of the site as a construction staging area. In addition, there would be no noise related impacts on the least Bells's vireo in the nearby habitat in Coopers Creek. As described previously, the Project site has been continually disturbed since the grading activities, and it is unlikely that any of the above species would utilize the site as a habitat in its current state. In addition, impacts to these species, including Stephen's kangaroo rat, are covered under the MSHCP, and considered adequately conserved through payment of MSHCP fees. Payment of MSHCP fees is required as a standard condition of approval. Implementation of existing requirements would reduce impacts to a less than significant level, and no new impacts would occur.

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,

policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

No New Impact.

Wildlife Species

The Habitat Assessment Report prepared for the 2021 Addendum identified 23 special-status wildlife species and 3 federal/state listed threatened or endangered species previously documented on or near on the Project site (L&L Environmental). However, the Project site has been continuously disturbed.

All of the species previously documented are covered by the MSHCP and considered adequately conserved, except for the following species that are not covered: southern California legless lizard, oak titmouse, Costa's hummingbird, wrentit, Nuttall's woodpecker, Lawrence's goldfinch, black-chinned sparrow, and Yuma myotis. Four of the wildlife species including Cooper's Hawk, California horned lark, Nuttall's woodpecker, and wrentit were observed on the Project site during the biological surveys conducted by L&L Environmental in 2019 and 2020. The rest of the special status wildlife species were found to occur onsite based on previously conducted surveys in 2013 and 2016 (L&L Environmental 2020). Additionally, suitable nesting habitat and suitable foraging habitat for birds exists within the Project site and adjacent areas.

As a standard County condition of approval, if any additional vegetation is required to be removed during bird nesting season, an avoidance survey is required to be conducted within 500-feet of areas proposed for vegetation removal. With this measure, impacts related to nesting birds would be reduced to a less than significant level. This condition is a requirement for any project located within the County and therefore is not considered specific mitigation for the Project or a particular impact.

Plant Species

Botanical surveys and literature reviews from the 2021 Addendum identified 2 special-status plant species that have occurred on or near the Project site (L&L Environmental). These special-status plant species include:

- Southern California Black Walnut, *Juglans californica*
- Parry's Spineflower, *Chorizanthe parryi* var. *parryi*

The Habitat Assessment/DBESP found that Southern California Black Walnut occurs on the boundary of the Project site and has not been impacted by previous grading. As the proposed Project only concerns the previously graded area, the Southern California Black walnut would not be impacted by the proposed Project. Additionally, these special-status plant species are covered under the MSHCP and would be mitigated through the payment of MSHCP development fees that are required as a condition of approval. These conditions are a requirement for any project located within the MSHCP, and are implemented through County conditions of approval, and therefore is not considered specific mitigation for the Project.

The 2019 and 2020 post-impact surveys conducted as part of the 2021 Addendum by L&L Environmental did not identify suitable habitat for many-stemmed dudleya, Parry's Spineflower, or Marvin's onion onsite (L&L 2020). As the Project site has been continuously disturbed as a construction staging area, the Project would not impact suitable habitat for special-status plant species.

Payment of MSHCP fees, as required by standard County conditions of approval, would reduce impacts to candidate, sensitive, and special status species. Therefore, the Project would not result in a new impact related to candidate, sensitive, or special status species in local or regional plans, or state or federal regulations.

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

No New Impact. Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The Project site is adjacent to one wildlife corridor, Cooper's Creek. Cooper's Creek provides a habitat connection between the Project site and the adjacent badlands with San Timoteo Creek and is likely used by a variety of wildlife species including coyotes and bobcats. There are no other known wildlife movement corridors or habitat linkages within or immediately adjacent to the Project site. Despite previous grading work and the construction of the 4th Street bridge, the Cooper's Creek wildlife corridor remains largely accessible and functional (L&L 2020). As the proposed Project would not go beyond the previous grading area, there would be no additional impact on Coopers Creek. Therefore, the Project would not impact Cooper's Creek's functionality as a wildlife corridor.

Also, as described above, the Project site contains potentially suitable habitat for nesting birds. As a standard County condition of approval, if any additional vegetation is required to be removed during nesting bird season, a nesting bird survey is required to be conducted within 500-feet of areas proposed for vegetation removal. With the implementation of the condition of approval, impacts related to nesting birds would be reduced to a less than significant level, and no new impact would occur.

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

No New Impact. The Project site is adjacent to riparian habitat in Cooper's Creek, but no vernal pools or fairy shrimp habitat were identified in the 2020 surveys conducted as part of the 2021 Addendum. According to the USGS, Cooper's Creek is considered a riparian/riverine habitat. The Project would not result in any ground disturbing activities within or immediately adjacent to Cooper's Creek, as shown in Figure 8, *Conceptual Site Plan*. As the proposed Project would remain within the footprint of the previous grading, there would be no new impacts on Coopers Creeks or any other sensitive habitats.

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

No New Impact. The Project site has been continuously disturbed during its use as a construction staging area since 2021. As discussed previously, the Project is adjacent to Cooper's Creek, which flows from east to west, near the northeastern portion of the Project. As shown in Figure 8, *Conceptual Site Plan*, construction, and operational activities associated with the proposed Project would not go beyond the existing graded site and would not result in any new impacts on Coopers Creek. Therefore, there would be no new impacts on any State or federally protected wetlands.

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

No New Impact. The proposed Project would not conflict with any local policies or ordinances protecting biological resources. See prior discussions regarding compliance with the MSHCP. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The proposed Project site does not contain any oak trees and elevations of the Project site range from 2,340 feet above msl to 2,525 feet above msl (L&L Environmental 2020). Thus, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no new impacts would occur.

Conditions of Approval

MSHCP Fees. Prior to issuance of a grading or building permit, the Project applicant will pay relevant MSHCP fees to the County of Riverside.

Nesting Bird Survey. To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between February 15 and August 31). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 500-feet of areas proposed for vegetation removal or ground disturbance. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal or ground disturbance. If active nests are observed, a qualified biologist will determine appropriate minimum avoidance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

Mitigation/Monitoring Required**Applicable EIR No. 1994092040 Mitigation Measures**

There are no mitigation measures included in EIR No. 1994092040 applicable to the proposed Project.

Proposed Project Mitigation Measures

The applicable mitigation measures from EIR No. 1994092040, as are listed and revised above, would be applied to the proposed Project.

No new impacts nor substantially more severe biological resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for biological resources.

Conclusion for Biological Resources

Consistent with the determination of EIR No. 1994092040, impacts related to biological resources from implementation of the proposed Project would be less than significant with implementation of standard conditions of, listed previously. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding biological resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Archeological Resources Records Search Results (Appendix C), Project Application Materials

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 demonstrates that no previously recorded historical sites lie within the Specific Plan area boundaries. Therefore, no impacts related to historical resources were foreseen.

Revised entitlements requested under the 2021 Addendum Project did not alter or otherwise affect the scope of and location cultural resources considered in the Certified EIR. As with the Certified EIR project, the Addendum Project was required to mitigate potential impacts to cultural resources by conducting cultural resources monitoring during construction activities, with accompanying reporting, recovery, cataloguing and preservation procedures for resources that might be encountered within the subject site.

The 2021 Addendum demonstrated that no previously recorded historical sites lie within the grading area boundaries. Therefore, no impacts related to historical resources were foreseen.

Summary of Impacts with the Proposed Project

a) Alter or destroy a historic site?

No New Impact. The proposed Project site is currently vacant and graded with minimal to no vegetation onsite. The site has been continually disturbed and used as a construction staging area since the previous grading associated with the 2021 Addendum. Due to the previous and current conditions on the Project site, no historical resources exist on the site. Thus, implementation of the Project would not result in impacts related to destruction of a historic site or historical resource, and no new impact would occur.

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

No New Impact. As described in the previous section, the Project site is vacant and graded. Due to the existing disturbed conditions and the lack of existing structures, no historical resources exist on the Project site. Thus, implementation of the Project would not result in impacts to a historical resource, and no new impact would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
CULTURAL RESOURCES				
Would the project:				
9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-Site Inspection, Archeological Resources Records Search (Appendix D) Project Application Materials

Summary of Impacts with the Approved Specific Plan

As discussed in EIR No. 1994092040, the geologic formations underlying the site and surrounding areas are considered to have a high potential to yield paleontological resources. There is also the potential to discover formerly unidentified archeological resources during the course of development activities. Therefore, the EIR included mitigation measures to reduce impacts to archaeological resources.

Revised entitlements requested under the 2021 Addendum Project did not alter or otherwise affect the scope of and location cultural resources considered in the Certified EIR. As with the Certified EIR project, the 2021 Addendum Project was required to mitigate potential impacts to cultural resources by conducting cultural resources monitoring during construction activities, with accompanying reporting, recovery, cataloguing and preservation procedures for resources that might be encountered within the subject site. The Addendum concluded that no new impacts would occur with implementation of the mitigation measures from EIR No. 1994092040.

The 2021 Addendum analyzed the grading activities on the borrowed site adjacent to the Hidden Canyon Industrial Park Specific Plan and found that the site was undeveloped and historically graded. The probability of encountering an archeological resource within the project area is low. With the implementation of Certified EIR mitigation measures and compliance with California Health and Safety Code, impacts would be less than significant.

Summary of Impacts with the Proposed Project

a) Alter or destroy an archaeological site?

No New Impact. An archeological resources record search was completed for the Project site on October 2, 2023 (included as Appendix D) and found that 13 resources have been recorded within one mile of the Project site. Of the 13 recorded resources, two are prehistoric and 11 are historic and none of them were found onsite. The Project site is an undeveloped and previously graded site. A review of historic-era aerial photographs revealed that the Project area has undergone extensive ground disturbance. As a result, the probability of encountering prehistoric or historical archaeological resources within the Project area is very low. Certified EIR Mitigation Measure MM CUL-1 is applicable to the Project, requires that if cultural resources be encountered as a result of grading, a qualified archaeologist be consulted. Further, standard County conditions of approval require contractors to halt

work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Therefore, impacts due to inadvertent discoveries of archaeological resources would be reduced to a less than significant level, and no new impacts would occur.

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

No New Impact. As mentioned above, an archeological records search of the site found 13 archeological resources within one mile of the site, however none were discovered onsite. As described in the previous response, the Project site has undergone extensive ground disturbance. As a result, the probability of encountering prehistoric or historical archaeological resources within the Project area is very low. Certified EIR Mitigation Measure MM CUL-1 is applicable to the Project, requires that if cultural resources are encountered as a result of grading, a qualified archaeologist is to be consulted. Further, standard County conditions of approval require contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Therefore, impacts due to inadvertent discoveries of archaeological resources would be reduced to a less than significant level, and no new impacts would result.

c) Disturb any human remains, including those interred outside of formal cemeteries?

No New Impact. The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during Project construction. However, California Health and Safety Code Section 7050.5, CEQA Section 15064.5 and Public Resources Code Section 5097.98, as verified through County conditions of approval, mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with the proposed Project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would not occur. No new impact.

Conditions of Approval

Inadvertent Discoveries. In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines Section 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)).

If the find is considered a "resource" the archaeologist shall pursue either protection in place or recovery, salvage, and treatment of the deposits. Recovery, salvage, and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines Sections 15064.5 and 15126.4 in consultation with the County. Per State CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with State CEQA Guidelines Section 15126.4(b)(3)(C). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage, and treatment shall be required at the developer/applicant's expense.

Human Remains. Should human remains be discovered during Project construction, the Project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

MM CUL-1 (Formerly EIR No. 1994092040 Mitigation Measure Cultural and Scientific Resources-1): No archaeological or historical sites were identified; therefore, no mitigation measures are warranted. Should, however, any further cultural resources be encountered as a result of grading, it is recommended that a qualified archaeologist be consulted at that time. In the event that archaeological resources are encountered during Project grading, the qualified archaeologist shall be empowered to temporarily halt or redirect excavation equipment while resources are being removed.

Other mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

EIR No. 1994092040 Mitigation Measure Cultural and Scientific Resources-2: Given the assessed potential for paleontological resources on the property, the following procedures are recommended for monitoring during grading and project development:

- a) All earth moving which involves the San Timoteo and the Older Alluvium shall be monitored by a qualified palaeontologic monitor, under the supervision of a vertebrate paleontologist. Monitoring shall occur in the areas of the San Timoteo Formations where cuts are made to depths of 10 or more feet. The monitor must be empowered to temporarily halt or redirect excavation equipment while fossils are being removed. The monitor shall be equipped to speedily collect specimens if they are encountered.
- b) The monitor, with assistance, if necessary, shall collect individual fossil bearing sediments. If specimens of small animal species or plants are encountered, a select volume of fossil bearing earth shall be collected and stockpiled off-site for screen washing.
- c) If earthmoving exposes previous- unidentified paleontological site(s) containing significant resources, it shall be subject to mitigation through excavation. Fossils recovered during earthmoving or as a result of screen washing shall be cleaned and prepared sufficiently to allow identification.
- d) Fossils found by the owners of the property, their agents, contractors, or subcontractors during the development of the property shall also be reported immediately to the paleontological monitor.
- e) A report of findings shall be pared and submitted to the City of Beaumont upon completion of mitigation. This report will include a statement of the types of paleontological resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance. Dating of associated finds to determine the age of the deposits shall be under-taken and included in the report.
- f) The paleontological specimens recovered as a result of these mitigations shall be donated to a qualified scientific or cultural institution where they would be afforded long term preservation and the opportunity for further scientific study.

Proposed Project Mitigation Measures

The applicable mitigation measure from EIR No. 1994092040, as are listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe cultural resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for cultural resources.

Conclusions for Cultural Resources

Consistent with the determination of EIR No. 1994092040, impacts related to cultural resources from implementation of the proposed Project would be less than significant with implementation of mitigation and the applicable conditions of approval. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding cultural resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
ENERGY				
Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 described energy usage associated with the development of the Beaumont Gateway Specific Plan in Section I. Natural and Energy Resources. It stated that the Specific Plan would increase consumption of energy for motor vehicle movement, space and water heating, lighting, cooking, refrigeration and air conditioning, operation of construction equipment, use of miscellaneous home appliances, and energy required to produce the construction materials and all other material aspects of the project. Energy consumption levels would not be expected to exceed typical requirements for similar urban development, and service providers have indicated an ability to serve the project without significantly affecting the provision of energy resources. Additionally, the project would be required to adhere to State codes regarding energy conservation. Furthermore, the EIR included a mitigation measure to incorporate the passive use of solar energy in landscaping, site design,

and building orientation. With the implementation of the mitigation measures, the level of impacts associated with energy resources would be less than significant.

The 2012 Addendum discussed energy impacts from the Hidden Canyon Industrial Park Specific Plan in Section 3.4.3.8. The 2012 Addendum concluded that with adherence to Title 24 standards, implementation of the Addendum project would lead to less than significant energy impacts.

The 2021 Addendum discussed energy impacts from the grading of the borrowed site adjacent to the Hidden Canyon industrial Park Specific Plan. The addendum concluded that with adherence to Title 24 and California Air Resources Board standards, implementation of the Addendum project would lead to less than significant energy impacts.

Summary of Impacts with the Proposed Project

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

No New Impact.

Construction

During proposed Project construction, energy would be consumed in two general forms:

- a) Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site; and
- b) Electricity associated with providing temporary power for lighting and electric equipment.

Construction activities related to the proposed grading and equipment staging and storage would not be expected to result in demand for fuel greater than other development projects in Southern California. In addition, the demand for electricity would be limited to the use of pole mounted light fixtures on the Project site. There would be no other demand for electricity once the Project is operational. Also, CCR Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment.

In addition, construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful, inefficient, and unnecessary manner. The energy demand for the operation of the proposed Project would be far less than the energy demand assumed in EIR No. 1994092040. Therefore, there would be no new impacts related to unnecessary consumption of energy resources.

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

No New Impact. The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CalGreen) Building Standards. The proposed Project would comply with existing regulations as ensured through the County's permitting process. Thus, construction of the proposed Project would not conflict with or obstruct State or local plans for energy efficiency or renewable energy, and no new impacts would occur.

Conditions of Approval

No conditions of approval related to energy are required.

Mitigation/Monitoring Required**Applicable EIR No. 1994092040 Mitigation Measures**

Mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe energy related impacts would result from the proposed Project; therefore, no new mitigation measures are required for energy.

Conclusion for Energy

Consistent with the determination of EIR No. 1994092040, impacts related to energy consumption from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding energy consumption. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Summary of Impacts with the Approved Specific Plan

The Certified EIR addresses potential impacts related to existing topography, seismicity, soils, and slopes at the Beaumont Gateway Specific Plan site, and provides mitigation measures for strong seismic motion/ground shaking, and grading/slope stabilization. The Certified EIR analysis further indicates that known earthquake faults or other hazards do not exist within the subject site. Under the Certified EIR project, potential seismic safety, slopes, and erosion impacts are considered less-than-significant.

The 2012 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soils were considered less than significant based on requirements for the industrial development to comply with seismic design, engineering, and construction standards.

The 2021 Addendum concluded there would be no impacts related to fault zones as there is no known Alquist Priolo fault zone within the Project site.

Summary of Impacts with the Proposed Project

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

No New Impact. The Project site is not located within an Alquist-Priolo Earthquake Fault zone. The closest Alquist-Priolo Fault zone is the Beaumont Plain Fault Zone approximately 0.5 miles from the Project site. As a result, no impacts related to a rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map would occur from implementation of the proposed Project.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction”

<https://rivcoparcelreport.rivcoca.org/Report?apn=424010008&type=public&url=http://gis1.countyofriverside.us/Geocortex/Essentials/REST/TempFiles/Export.png?guid=ff4b0a7d-053d-452c-a61e-8e18ac2dff21&contentType=image/png>

Summary of Impacts with the Approved Specific Plan

The Certified EIR addresses potential impacts related to existing topography, seismicity, soils, and slopes at the Beaumont Gateway Specific Plan site, and provides mitigation measures for strong seismic motion/ground shaking, and grading/slope stabilization. The Certified EIR analysis further indicates that known liquefaction hazards do not exist within the subject site. Under the Certified EIR, potential seismic safety, slopes and erosion impacts are considered less-than-significant.

The 2012 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soils were considered less than significant based on

requirements for the industrial development to comply with seismic design, engineering, and construction standards.

The 2021 Addendum analyzed impacts associated with seismic related ground failure on the grading area adjacent to the Hidden canyon Industrial Park Specific Plan and found that since there is no building construction proposed within the project, there would be no impacts related to ground failure and liquefaction.

Summary of Impacts with the Proposed Project

a) Be subject to seismic-related ground failure, including liquefaction?

No New Impact. Liquefaction occurs when vibrations or water pressure causes soil particles to lose their friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

According to the Riverside County general Plan Figure S-2, the Project site is not located in an area susceptible to liquefaction. Additionally, no permanent habitable structure is being proposed within the Project and the Project only encompasses grading and paving of the parcel. Therefore, no new impacts related to liquefaction would occur from implementation of the Project.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
13. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk)

California Department of Conservation Geologic Hazards Map. (DOC, 2018).
<https://maps.conservation.ca.gov/geologichazards/> Accessed August 2023.

Summary of Impacts with the Approved Specific Plan

The Certified EIR addresses potential impacts related to existing topography, seismicity, soils, and slopes at the Beaumont Gateway Specific Plan site, and provides mitigation measures for strong seismic motion/ground shaking, and grading/slope stabilization. The Certified EIR analysis further indicates that known earthquake faults or other hazards do not exist within the subject site. Under the Certified EIR project, potential seismic safety, slopes, and erosion impacts are considered less-than-significant.

The 2012 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soils were considered less than significant based on requirements for the industrial development to comply with seismic design, engineering, and construction standards.

The 2021 Addendum analyzed impacts associated with seismic related ground-shaking on the grading area adjacent to the Hidden canyon Industrial Park Specific Plan and found that since there is no building construction proposed within the project, there would be no impacts related to ground-shaking.

Summary of Impacts with the Proposed Project

a) Be subject to strong seismic ground shaking?

No New Impact. The Project area, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The Project site is located approximately 0.5 miles from the Beaumont Plain fault zone (DOC, 2018). A major earthquake along this fault or another regional fault could cause substantial seismic ground shaking at the site. However, no permanent building structure is being proposed within the Project and the Project only encompasses a truck trailer parking lot. Therefore, no new impacts related to strong seismic ground shaking would occur from implementation of the Project.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
14. Landslide Risk				<input checked="" type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”

Summary of Impacts with the Approved Specific Plan

The Certified EIR addresses a small landslide and possible second landslide observed on the Beaumont Gateway Specific Plan site. These landslides and impacts related to the potential for on- or off-site landslides, lateral spreading, collapse, or rockfall hazards were analyzed in the Certified EIR. Due to the potentially significant impact to slopes from implementation of the Specific Plan, the Certified EIR included multiple mitigation measures.

The 2012 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soils were considered less than significant based on requirements for the industrial development to comply with seismic design, engineering, and construction standards.

The 2021 Addendum analyzed impacts associated with landslides on the grading area adjacent to the Hidden canyon Industrial Park Specific Plan and found that since there is no building construction proposed within the project and the grading plans would be reviewed by the Riverside County Department of Building and Safety, there would be no impacts related to landslides.

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

No New Impact. Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. According to Riverside County General Plan Figure S-5, the Project area is identified as an area having a low to locally moderate susceptibility to seismically induced landslides and rockfalls. The Project proposes a truck trailer parking lot that would serve nearby industrially zoned parcels and does not propose a permanent habitable structure. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required safety measures are incorporated. In addition, the Project would not include the development of any inhabitable structures. Therefore, no new impacts related to landslides would occur from implementation of the proposed Project.

Lateral spreading is a type of liquefaction induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. According to the Riverside County General Plan Figure S-2, the Project site is not located in an area susceptible to liquefaction. Therefore, there are no new impacts related to lateral spreading and liquefaction.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
15. Ground Subsidence				<input checked="" type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map”

Summary of Impacts with the Approved Specific Plan

The Certified EIR addresses potential impacts related to existing topography, seismicity, soils, and slopes at the Beaumont Gateway Specific Plan site, and provides mitigation measures for strong seismic motion/ground shaking, and grading/slope stabilization. The Certified EIR analysis further indicates that known earthquake faults or other hazards do not exist within the subject site; nor is the site susceptible to seismic-related ground failure or liquefaction. Nor would the Certified EIR project result in or cause potentially significant impacts related to substantial soil erosion or the loss of topsoil; location on a geologic unit or soil that is unstable, or that would become unstable; location on expansive soils; or soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. Under the Certified EIR, potential seismic safety, slopes and erosion impacts are considered less-than-significant.

The 2012 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soils were considered less than significant.

The 2021 Addendum addressed potential impacts related to ground subsidence. The addendum found that while the Project site is partially located in a susceptible subsidence hazard zone, groundwater extraction is managed by the groundwater management plans, which limits the allowable withdraw from groundwater and there would be no new impacts.

Summary of Impacts with the Proposed Project

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

No New Impact. Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The Project site is partially located within a low to moderate susceptibility subsidence hazard zone as shown on Riverside County Hazard Maps. As discussed previously, the Project does not propose to develop any habitable structures. Furthermore, groundwater extraction is managed by groundwater management plans, which limit the allowable withdrawal of water. Therefore, no new impacts related to subsidence would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Summary of Impacts with the Approved Specific Plan

The Certified EIR did not identify hazards related to seiche due to the inland nature of the Beaumont Gateway Specific Plan and the lack of bodies of standing water near the site. Furthermore, the Certified EIR did not identify any other geologic hazards, such as mudflow or volcanic hazard.

The 2012 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soils were considered less than significant.

The 2021 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soils were considered less than significant.

Summary of Impacts with the Proposed Project

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

No New Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other

artificial body of water. As described in EIR No. 1994092040, there are no bodies of standing water near the Project site; thus, inundation due to seiche is unlikely, and no new impacts related to seiche would occur from the Project.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The Project site is flat as it has been previously graded. Furthermore, the Project site does not contain, nor is it adjacent to, any narrow, steep stream channels. Therefore, the proposed Project would likely not be subject to a mudflow and no new impacts would occur.

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

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials

Summary of Impacts with the Approved Specific Plan

The Certified EIR determined that the proposed Specific Plan was designed to locate development in the area with elevations ranging from 2,317 to 2,535 feet above sea level. Natural slopes on site range from 1:1 to 5:1 (horizontal to vertical). Approximately 33 acres of the 160-acre Beaumont Gateway Specific Plan site contains slopes with a gradient range of 0% to 8%, 41 acres consist of slopes with a gradient range of 9% to 15%, 30 acres consist of slopes with a gradient range of 16% to 25%, and 56 acres consist of slopes with a gradient range of 25% or greater.

The EIR also described that the project would result in the creation of manufactured slopes throughout the development area. Manufactured slopes would range in vertical height from 2 to 70 feet. Cut and fill slopes were to be constructed at a ratio of 2:1 (horizontal to vertical) or flatter. Recontouring and landscaping of manufactured slopes would be required to mitigate the potential for impacts to landform and topography. EIR No. 1994092040 included mitigation measures related to slope stability and height of manufactured slopes, listed below, which were determined to reduce impacts to a less-than-significant level.

The 2021 Addendum further addressed potential impacts relating to slopes. The Addendum concluded that impacts relating to slopes would be mitigated to a less than significant level with the implementation of Certified EIR mitigation Measures and would not include cut or fill of more than a 2:1 gradient.

Summary of Impacts with the Proposed Project

a) Change topography or ground surface relief features?

No New Impact. The Project site is generally flat with the exception of the previously constructed cut and fill slopes. Further grading of the site would continue to change the topography of the site. The grading of the site would be completed pursuant to the County's required specifications. In addition, Mitigation Measures MM GEO-1 through MM GEO-4 and MM GEO-7 from EIR No. 1994092040), as listed below, would also reduce potential impacts. Therefore, the proposed Project would not result in a new significant impact related to the change of topography or ground surface relief features.

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

No New Impact. As described in the previous response, the proposed Project would include cut and fill of more than a 2:1 gradient. However, the slope would lead into the biofiltration basin located on the northern portion of the site. The slope would be constructed in accordance with MM GEO-4 and GEO-5 to include landscaping in order to prevent erosion, as shown in Figure 9, *Conceptual Landscape Plan*. In addition, the slope would lead from the north end of the parking lot into the bioretention basin and would not be located near any permanent structures. Additional EIR No. 1994092040 mitigation measures related to slope stability and height of manufactured slopes, as listed below, would also reduce potential impacts. Thus, no new impact related to cut or fill slopes greater than 2:1 or higher than 10 feet would occur from the proposed Project.

c) Result in grading that affects or negates subsurface sewage disposal systems?

No New Impact. The grading of the site would be completed pursuant to the County's required specifications such that the Project would not negate the use of the sewage disposal systems. Therefore, no new impacts would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials

Summary of Impacts with the Approved Specific Plan

The Certified EIR addresses potential impacts related to existing soils at the Beaumont Gateway Specific Plan site and provides mitigation measures for grading/slope stabilization. The Certified EIR project would not result in or cause potentially significant impacts related to substantial soil erosion or the loss of topsoil; location on expansive soils; or soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. Under the Certified EIR, potential erosion impacts are considered less-than-significant.

The 2012 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soils were considered less than significant.

The 2021 Addendum further addressed potential impacts relating to soils. The Addendum concluded that impacts relating to soils were considered less than significant with the implementation of Certified EIR Mitigation Measures and Riverside County Regional Water Quality Control Board (RWQCB) regulations.

Summary of Impacts with the Proposed Project

a) Result in substantial soil erosion or loss of topsoil?

Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. However, the County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES), which establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County's project review by the Department of Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project site includes installation of landscaping bordering the entirety of the truck trailer parking lot. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed Project. Additionally, implementation of Mitigation Measures MM GEO-5, MM GEO-6, and MM GEO-8 from EIR No. 1994092040 would require measures to reduce erosion and siltation. As a result, with implementation of existing requirements, no new impacts related to substantial soil erosion or loss of topsoil would occur.

b) Be located on expansive soil as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?

No New Impact. Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Project does not propose construction of any habitable structures, therefore no new impacts related to expansive soils would occur.

c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No New Impact. The proposed Project would not use septic tanks or alternative wastewater disposal systems. As a result, no new impacts related to septic tanks or alternative wastewater disposal systems would occur from implementation of the proposed Project.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS				
Would the project directly or indirectly:				
19. Wind Erosion and Blow sand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blow sand, either on or off site?				

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

Summary of Impacts with the Approved Specific Plan

The Certified EIR addresses potential impacts related to existing soils at the Beaumont Gateway Specific Plan site and provides mitigation measures for grading/slope stabilization. The Certified EIR project would not result in or cause potentially significant impacts related to substantial soil erosion or the loss of topsoil. Under the Certified EIR, potential erosion impacts are considered less-than-significant.

The 2012 Addendum further addressed potential impacts relating to geology and soils. The Addendum concluded that impacts relating to geology and soil were considered less than significant.

The 2021 Addendum further addressed potential impacts relating to wind erosion. The Addendum concluded that impacts relating to wind erosion were considered less than significant as there are no proposed structures on site and the graded area would be passively vegetated to avoid effects of wind erosion.

Summary of Impacts with the Proposed Project

a) Be impacted by or result in an increase in wind erosion and blow sand, either on or off site?

No New Impact. Like the majority of the County, the Project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the California Building Code. The Project does not propose construction of inhabitable structures. The proposed guard shack would be built according to CBC guidelines, as required by Certified EIR MM GEO-1. The Project includes the paving of 459,993 SF of the Project site and the installation of landscaping throughout the perimeter of the site. With this landscaping, areas of loose topsoil that could be eroded by wind, would not exist upon operation of the proposed Project. Therefore,

the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Conditions of Approval

Comply with NPDES. Since this Project covers one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

NPDES/SWPPP. Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

Revisions to applicable mitigation measures from EIR No. 1994092040 are made in bold italics.

Applicable mitigation measures from EIR No. 1994092040 are included below, with revisions to the mitigation measures included in bold and italics.

MM GEO-1 (Formerly EIR No. 1994092040 Mitigation Measure Seismic Safety-1): Seismic hazards due to strong ground motion will be mitigated through engineering design. All on-site structure and foundations shall be designed to resist seismic lateral loading in accordance with the criteria contained in the California Building Code Section 2313. Conformance with UBC design standards will be enforced through building plan design review and approval by ***[County]*** Department of Building and Safety, the ***[County]*** Engineer and the ***[County]*** Planning Department.

MM GEO-2 (Formerly EIR No. 1994092040 Mitigation Measure Seismic Safety-2): Prior to the issuance of grading permits within any area of the Specific Plan, a detailed Grading Plan for that portion of the project shall be submitted to the ***[County]*** Planning and Engineering Departments for approval. These Grading Plans shall address any required slope stabilization measures for terrain adjacent to developed portions of the project site.

MM GEO-3 (Formerly EIR No. 1994092040 Mitigation Measure Slopes and Erosion-1): Prior to the issuance of grading permits within any area of the Specific Plan, a detailed Grading Plan for that portion of the project shall be submitted to the ***[County]*** Planning and Engineering Departments for review and approval. The Grading Plan for each area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area. All recommendations contained with the Geotechnical Investigation included as Appendix B to the ***[Certified]*** EIR shall be followed. Further, upon completion of the Grading Plan, the Geotechnical Investigation shall be reviewed and revised where necessary.

MM GEO-4 (Formerly EIR No. 1994092040 Mitigation Measure Slopes and Erosion-2): Prior to grading, all surface debris and vegetation (including but not limited to, heavy weed growth, trees, stumps, logs, and roots) shall be removed from the areas to be graded. Organic materials resulting from the clearing and grubbing operations shall be disposed of off-site. Non-organic debris from site clearing may be disposed of off-site or stockpiled for crushing and/or placement by approved methods in deeper fill areas. Any structures, debris, equipment, etc., in the areas south of the site considered to be a hazard shall also be removed during the first phase of project grading.

MM GEO-5 (Formerly EIR No. 1994092040 Mitigation Measure Slopes and Erosion-3): All cut and fill slopes shall be constructed at inclinations no greater than 2:1 (horizontal:vertical) ratio. Steeper slopes will require the use of retaining walls and landscaping to be approved by the ***[County of***

Riverside] Engineering Department. Slopes requiring buttressing for stabilization shall be identified within detailed Grading Plans.

MM GEO-6 (Formerly EIR No. 1994092040 Mitigation Measure Slopes and Erosion-4): Fill slopes shall be properly compacted, and all cut and fill slopes shall be planted with erosion resistant vegetation or other protective devices as soon as possible once grading occurs.

MM GEO-7 (Formerly EIR No. 1994092040 Mitigation Measure Slopes and Erosion-5): All grading procedures shall be in compliance with **[County of Riverside]** Grading Standards, including requirements for erosion control during rainy months. Standard engineering techniques will minimize the soil erosion and siltation potential to acceptable levels. Prior to grading plan approval, the project applicant shall submit to the **[County of Riverside]** for review and approval, an erosion control program which indicates proper control of siltation, sedimentation, and other pollutants.

MM GEO-8 (Formerly EIR No. 1994092040 Mitigation Measure Slopes and Erosion-6): As in most development projects, conditions revealed by excavation may be at variance with preliminary findings. If this occurs, the changed conditions shall be evaluated by the project geotechnical engineer and geologist and designs shall be adjusted as required or alternate designed will be recommended.

MM GEO-9 (Formerly EIR No. 1994092040 Mitigation Measure Slopes and Erosion-9): Prior to issuance of grading permits, the applicant shall furnish the **[County of Riverside]** with documentation that all NPDES requirements have been complied with.

Other mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

The applicable mitigation measures from EIR No. 1994092040, MM GEO-1 through GEO -9 as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe geology and soils related impacts would result from the proposed Project; therefore, no new mitigation measures are required for geology and soils.

Conclusion for Geology and Soils

Consistent with the determination of EIR No. 1994092040, impacts related to geology and soils from implementation of the proposed Project would be less than significant with implementation of the same mitigation measures and compliance with existing regulations. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding geology and soils. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GREENHOUSE GAS EMISSIONS				
Would the project:				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, Air Quality memo (Appendix A)

Summary of Impacts with the Approved Specific Plan

Greenhouse gas emissions impacts were not analyzed in EIR No. 1994092040 because CEQA criteria and thresholds for analyzing greenhouse gas emissions did not exist in 1995 at the time the EIR was prepared.

The 2012 Addendum analyzed impacts related to greenhouse gas emissions from the proposed Hidden Canyon Industrial Park Specific Plan in relation to those from the Beaumont Gateway Specific Plan. The Addendum retrospectively calculated greenhouse gas emissions from the Beaumont Gateway Specific Plan. The 2012 Addendum discussed the resulting lower emissions from implementation of the Hidden Canyon Industrial Park Specific Plan and therefore concluded that there were no new or increased impacts related to greenhouse gas emissions.

The 2021 Addendum analyzed impacts related to greenhouse gas emissions from the graded area adjacent to the Hidden Canyon Industrial Park Specific Plan. Construction emissions would be substantially less than the threshold of 3000 MTCO₂e/yr as well as the emissions associated with the land use evaluated in the Specific Plan EIR. The Project would not result in operational emissions and therefore impacts would be less than significant.

Summary of Impacts with the Proposed Project

Although thresholds for greenhouse gas emission (GHG) impacts were not developed prior to adoption of the Certified EIR, GHGs were a known potential impact. Development of the approved residential and commercial land use of the Specific Plan would have resulted in GHG emissions even if it were not specifically analyzed. The following analysis conservatively compares the proposed Project's potential GHG impacts to existing conditions.

Thresholds

The analysis methodologies from South Coast Air Quality Management District (SCAQMD) are used in evaluating potential impacts related to GHG from implementation of the proposed Project. SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts. The current interim thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.

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

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

Climate Action Plan

The County of Riverside Climate Action Plan (CAP), adopted on December 8, 2015, established goals and policies that incorporate environmental responsibility into the daily management of residential, commercial, and industrial growth in minimizing the emissions of GHG within the County and to comply with State-mandated GHG emission targets. The County of Riverside Climate Action Plan Update, adopted in November 2019, (CAP Update) establishes GHG emission reduction programs and regulations that correlate with and support evolving State GHG emissions reduction goals and strategies. The CAP Update includes reduction targets for the year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO₂e below the Business-as-Usual scenario by 2030 and at least 2,982,948 MT CO₂e below the Business-as-Usual scenario by 2050 (CAP Update, p.7-1).

The CAP Update identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e/yr is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e/yr will be required to quantify and disclose the anticipated GHG emissions that either 1) demonstrates GHG emissions at project buildout year levels of efficiency and includes project design features and/or mitigation measures to reduce GHG emissions or 2) garner 100 points through the Screening Tables. Therefore, for purposes of examining potential GHG construction impacts from this Project, the screening threshold of 3,000 MTCO₂e was selected as the significance threshold.

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

No New Impact. Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels

change. As demonstrated below in Table GHG-1, Project construction emissions would be 390 MTCO₂e and 13 for total emissions amortized over 30 years as required by SCAQMD.

Table GHG-1: Project Construction GHG Emissions

Activity	Annual GHG Emissions (MTCO₂e)
2024	389
2025	0
Total Emissions	389
Total Emissions Amortized Over 30 Years	13

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

The estimated operational GHG emissions that would be generated from implementation of the proposed Project as a truck trailer parking lot are shown in Table GHG-2. Additionally, in accordance with SCAQMD recommendation, the Project's amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the Project's total annual GHG emissions. As shown on Table GHG-2, the Project operating as a truck trailer parking lot would result in approximately 2,023 MTCO₂e/yr and would not exceed the SCAQMD and County CAP's screening threshold of 3,000 MTCO₂e/yr. Therefore, based upon the CAP's screening threshold, impacts related to GHG emissions would be less than significant, and no new impacts would occur (Appendix A).

Table GHG-2: Total GHG Emissions

Activity	Annual GHG Emissions (MTCO₂e)
Project Operation Emissions	
Mobile	1,916
Area	0
Energy	105
Water	2
Waste	0
Total Project Gross Operational Emission	2,023
Project Construction Emissions	13
Total Project emissions	2,036
SCAQMD Significance Threshold	3,000
Project Emissions Exceed Threshold?	No

Source: Appendix A

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

No New Impact. The proposed Project would result in the development of a truck trailer parking lot. proposed Project would comply with all mandatory measures under California Title 24, California Energy Code, and the CALGreen Code, which would provide for efficient energy and water consumption.

Riverside County CAP

The Project would be consistent with the County's CAP, as Project GHG emissions are below 3,000 MTCO₂e and since the Project will implement modest efficiency measures, including meeting Title 24 requirements and water conservation measures per the California Green Building Standards Code. In addition, the Project would be consistent with the County's CAP, as detailed in Table GHG-3.

Table GHG-3: Project Consistency with CAP

GHG Reduction Measures	Project Consistency
R1-T1: Assembly Bill 1493: Pavley I	Consistent. Project vehicles would be required to comply with CARB's standards related to motor vehicles.
R1-T2: Assembly Bill 1493: Pavley II	
R1-T3: Executive Order S-1-07 (Low Carbon Fuel Standard)	
R2-T2: Adopt and Implement a Bicycle Master Plan to Expand Bike Routes around the County	Not Applicable. This measure is intended for the County. However, the Project would not conflict with the use of existing bike lanes.
R2-T3: Ride-Sharing and Bike-to-Work Programs within Businesses	Not Applicable. The Project would operate as a truck trailer parking lot and does not provide any auto parking spaces.
R1-EE1: California Building Code Title 24	Consistent. The proposed Project would be consistent with Title 24 requirements, which would be assured during the building plan check process.
R2-EE1: Energy Efficiency Training, Education, and Recognition in the Residential Sector	Not Applicable. The proposed Project does not include residential development.
R2-EE2: Increase Community Participation in Existing Energy-Efficiency Programs	Not Applicable. This measure is intended for the County, not development projects.
R2-EE3: Home Energy Evaluations	Not Applicable. The proposed Project does not include residential development.
R2-EE4: Residential Home Energy Renovations	Not Applicable. The proposed Project does not include residential development.
R2-EE5: Exceed Energy Efficiency Standards in New Residential Units	Not Applicable. The proposed Project does not include residential development.
R2-EE6: Energy Efficiency Training, Education and Recognition in the Commercial Sector	Not Applicable. This measure is intended for the County, not development projects.
R2-EE7: Increase Business Participation in Existing Energy Efficiency Programs	Not Applicable. This measure is intended for the County, not development projects.
R2-EE8: Non-Residential Building Energy Audits	Not Applicable. This measure is intended for the County, not development projects.
R2-EE9: Non-Residential Building Retrofits	Not Applicable. The proposed Project involves the construction of a truck trailer parking lot on a lot that is currently disturbed and vacant. It does not involve the retrofit of an existing building.

GHG Reduction Measures	Project Consistency
R2-EE10: Energy Efficiency Enhancement of Existing and New Infrastructure	Consistent. The proposed Project would install energy efficient lighting throughout the site and along the driveway.
R2-EE11: Exceed Energy Efficiency Standards in New Commercial Units	Consistent. The Project would comply with existing Title 24 requirements.
R1-CE1: Renewable Portfolio Standard	Consistent. The Project would use energy from Southern California Edison (SCE). SCE has committed to diversifying its portfolio of energy sources by increasing energy from wind and solar sources. The Project would not interfere with or obstruct SCE energy source diversification efforts.
R2-CE1: Clean Energy	Not Applicable. As the Project would construct a truck trailer parking lot, the Project would not be required to install solar panels.
R2-CE2: Community Choice Aggregation Program	Not Applicable. This measure is intended for the County, not development projects.
R2-L1: Tree Planting for Shading and Energy Saving	Consistent. The Project would provide landscaping throughout the site, including shade trees.
R1-W1: Renewable Portfolio Standard Related to Water Supply and Conveyance	Consistent. The Project would use energy from Southern California Edison (SCE). SCE has committed to diversifying its portfolio of energy sources by increasing energy from wind and solar sources. The Project would not interfere with or obstruct SCE energy source diversification efforts.
R2-W1: Water Efficiency through Enhanced Implementation of Senate Bill X7-7	Consistent. The proposed Project would utilize low-irrigation and drought tolerant landscaping in order to reduce water use.
R2-W2: Exceed Water Efficiency Standards	Not Applicable. This measure is intended for the County, not development projects. Furthermore, recycled water is not available to the Project site.
R2-S1: Reduce Waste to Landfills	Consistent. All construction would be required to divert 65 percent of construction waste and operations of development would be required to divert 75 percent of solid waste pursuant to state regulations.

2022 Scoping Plan Consistency

On December 15, 2022, CARB adopted an updated 2022 Scoping Plan that reflects the 2045 target of an 85% reduction below 1990 levels, set by Executive Order B-55-18 and codified by AB 1279. The Project would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements discussed throughout the 2022 Scoping Plan. Some of the current transportation sector policies the Project will comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean Fleets, Zero Emission Forklifts, the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, In-use Off-Road Diesel-Fueled Fleets Regulation, Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-

Road Fleet Recognition Program, Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard. Further, the Project is consistent with the Riverside County CAP. As such, the Project would not be inconsistent with the 2022 Scoping Plan.

As demonstrated in Table GHG-3, since the CAP regulates GHG emissions from the Project area, the Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas. Impacts would be less than significant.

Conditions of Approval

None.

Mitigation/Monitoring Required

EIR No. 1994092040 Mitigation Measures

No mitigation measures related to greenhouse gas emissions were included in EIR No. 1994092040.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe greenhouses gas related impacts would result from the proposed Project; therefore, no new mitigation measures are required for greenhouse gas emissions.

Conclusion for Greenhouse Gas Emissions

Impacts related to greenhouse gas emissions from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding greenhouse gas emissions. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

Source(s): DTSC EnviroStor, accessed from https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33370038, Phase I Environmental Site Assessment (Appendix E)

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 analyzed the potential impacts related to toxic substances and disaster preparedness and described that it is not anticipated that future tenants of the Specific Plan area would generate substantial amounts of toxic substances. Mitigation was incorporated, as listed below, to reduce potential impacts to a less than significant level.

The 2012 Addendum further discussed impacts related to hazards and hazardous materials and concluded that implementation of the Hidden Canyon Industrial Park Specific Plan would not result in new or substantially greater impacts than those analyzed in EIR No. 1994092040.

The 2021 Addendum further discussed impacts related to hazards and hazardous materials and concluded that implementation of the Hidden Canyon Industrial Park Specific Plan would not result in new or substantially greater impacts than those analyzed in EIR No. 1994092040.

Summary of Impacts with the Proposed Project

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

No New Impact. A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited

to hazardous substances, hazardous wastes, and any material that would be harmful if released. There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates regulatory programs that regulate use, storage, and handling of hazardous materials.

Construction

Construction activities for the proposed Project would involve transport, use, and disposal of hazardous materials to be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project is required to strictly adhere to. Additionally, implementation of MM HAZ-2 would require grading or excavation of undocumented fill to be monitored and remedial actions for any hazardous materials discoveries. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed Project would be less than significant, and no new impact would occur.

Operation

The Project site would be developed as a truck trailer parking lot, operations of which would generally involve limited quantities of hazardous materials such as diesel, automobile gas, automobile oil, and pesticides. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

Also, should any future business that occupies the Project site handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside Department of Environmental Health Certified Unified Program Agency (CUPA) in accordance with Certified EIR MM HAZ-3. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the Riverside Department of Environmental Health CUPA and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. Oil or gas spills from the incoming trucks would be reported, cleaned, and disposed of pursuant to Riverside Department of Environmental Health CUPA requirements. With compliance with existing regulations, no new impacts would occur.

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

No New Impact. In July 2022 a Phase I Environmental Site Assessment (ESA) was conducted for the project site by Hillman Consulting (Appendix E). The Phase I ESA did not identify any recognized environmental conditions (RECs), controlled RECs, historic RECs, or any de minimis conditions. As described above, construction of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the Project has the potential to release gas, oils, grease, solvents. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. Operation of the Project is not anticipated to require regular use of hazardous materials. Limited quantities of diesel, automobile gas, automobile oil may be present on site from the hauling trucks. Development of the Project would require a Water Quality Management Plan (WQMP), included as a Condition of Approval by the County. BMPs would be incorporated in the WQMP that would protect human health and the environment should any accidental spills or releases of

hazardous materials occur during operation of the Project. As previously described, spills of hazardous materials would be required to be reported, cleaned, and disposed of in compliance with Riverside Department of Environmental Health CUPA regulations. With compliance to existing laws and regulations, which are mandated by the County through construction permitting, the Project's construction and operation-related impacts would be less than significant, and no new impact would occur.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

No New Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would include construction of truck trailer parking lot. The Project would be required to comply with regulations, such as the CBC and California Fire Code, to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. New impacts related to interference with an adopted emergency response of evacuation plan during construction activities would not occur.

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

No New Impact. The closest schools to the site include Three Rings Ranch Elementary School, located approximately 1.8 miles from the Project site, and Highland Academy Charter School, located approximately 2.0 miles from the Project site. As described previously, the use of hazardous materials related to the proposed Project site grading would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from Project were evaluated in the air quality analysis presented in Section 3, *Air Quality*, and the emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and no new impacts would occur.

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

No New Impact. The California Department of Toxic Substances Control's EnviroStor is the Department's data management system for tracking cleanup, permitting, enforcement, and investigation efforts for hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. A search of the Project area was conducted to determine if the Project site or any nearby properties are identified as having hazardous materials. The search determined that the Project site is not located on a site which is included on a list of hazardous material sites (EnviroStor 2023). However, as discussed in the Certified EIR, the site is near the Lockheed Propulsion site, which is a Department of Toxic Substances Control Cleanup site. The Certified EIR contained mitigation measures (listed below) to mitigate any impacts related to the Lockheed Propulsion site. Thus, no new impacts would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 did not find any impacts related to airports within analysis of the Specific Plan area.

The 2012 and 2021 Addendum further discussed the lack of impacts related to airports and hazards from airports.

Summary of Impacts with the Proposed Project

a) Result in an inconsistency with an Airport Master Plan?

No New Impact. The Project site is not located in the vicinity of an airport, nor is it in an airport influence area. The closest airport is the Banning Municipal Airport, located approximately 9.17 miles from the Project site. The Project site is not located within the Airport Land Use Plan for the Banning Municipal Airport. Therefore, the Project would not be inconsistent with an Airport Master Plan. No new impacts would occur.

b) Require review by the Airport Land Use Commission?

No New Impact. As discussed in the previous response, the Project site is not located in the vicinity of an airport, nor is it in an airport influence area. Therefore, the Project would not require review by the Airport Land Use Commission. No new impacts would occur.

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

No New Impact. As discussed in the previous responses, the Project site is not located in the vicinity of an airport, nor is it in an airport influence area. Furthermore, the Project is not located within two

miles of a public airport or public use airport and would not result in a safety hazard for people working in the Project area. No new impacts would occur.

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

No New Impact. The closest heliport to the Project site is located at San Geronio Memorial Hospital, which is located approximately 4.4 miles from the Project site. Therefore, the Project site is not located within the vicinity of a private airstrip or heliport, which would result in a safety hazard for people working in the Project area. No new impacts would occur.

Conditions of Approval

Comply with NPDES. Listed previously in Section 19.

NPDES/SWPPP. Listed previously in Section 19.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

MM HAZ-1 (Formerly EIR No. 1994092040 Mitigation Measure Toxic Substances-2): Prior to the issuance of grading permits, a Phase I Environmental Assessment shall be conducted on the Project site.

MM HAZ-2 (Formerly EIR No. 1994092040 Mitigation Measure Toxic Substances-3): During Project grading inspections, any existing undocumented fills shall be removed and monitored by a qualified soils geologist. In the event that any toxic or hazardous materials are discovered, qualified authorities shall be contacted immediately. Any required mitigations, remediations, soil removal, or other required actions shall occur prior to completion of Project grading in accordance with applicable local, State, and Federal regulations.

Other mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

The applicable mitigation measures from EIR No. 1994092040, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe hazards and hazardous materials related impacts would result from the proposed Project; therefore, no new mitigation measures are required for hazards and hazardous materials.

Conclusion for Hazards and Hazardous Materials

Consistent with the determination of EIR No. 1994092040, impacts related to hazards and hazardous materials from implementation of the proposed Project would be less than significant with implementation of mitigation. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding hazards and hazardous materials. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which

the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
HYDROLOGY AND WATER QUALITY				
Would the project:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Preliminary Hydrology Report (Appendix F), Project Specific Preliminary Water Quality Management Plan (Appendix G)

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 discusses impacts related to Hydrology and Water Quality in the Specific Plan area. The Specific Plan site does not lie within a 100-year floodplain. Implementation of the Specific Plan would have the potential to produce runoff that would result in the incremental degradation of water quality downstream and would generate a demand for the treatment of sewage. The EIR found that the incorporation and compliance of standards and regulations, included as mitigation (listed below), would reduce impacts to a less than significant level.

The 2012 Addendum further discussed impacts related to Hydrology and Water Quality due to implementation of the Hidden Canyon Industrial Park Specific Plan. The Addendum found that potential hydrology, water quality, and water supply impacts associated with the proposed Addendum Project are adequately addressed within the Certified EIR.

The 2021 Addendum analyzed impacts related to Hydrology and Water Quality from the implementation of the grading of the area east of the Hidden Canyon Industrial Park Specific Plan. The Addendum found that with the implementation of Santa Ana RWQCB regulation, a SWPP and Mitigation Measures within the certified EIR, there would be no new impacts related to Hydrology and Water quality than those already analyzed in the Certified EIR.

Summary of Impacts with the Proposed Project

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No New Impact. The Project site is within the San Timoteo Canyon watershed which is tributary to the Santa Ana River Basin drainage system and under the jurisdiction of the Santa Ana RWQCB. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained. Prior to previous grading activity on the site, the site was undeveloped and featured pervious surfaces. The site generally drains from south to north, and ultimately into Cooper's Creek.

Construction

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

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The Project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per County conditions of approval, which would be implemented during construction to protect water quality. As a result, no new impacts related to the degradation of water quality during construction of the proposed Project would occur.

Operation

During operations, vehicles could inadvertently leak small amounts of oil, lubricants, and fuel, and stormwater runoff could convey trash. The proposed Project would comply with the regulations and requirements under the Riverside Department of Environmental Health CUPA, DTSC, U.S. Department of Transportation, and the EPA to minimize contaminants entering stormwater runoff. Additionally, the proposed Project would implement a Project Specific Water Quality Management Plan (WQMP) including BMPs to be used in Project design and operation as required by the Construction General Permit (included as Appendix G). These BMPs are permanent measures installed to reduce or eliminate pollutant discharges from the site after construction is completed. Storm drain inserts, consisting of pond

runoff areas and/or sediment filters, would be installed in and around storm drain inlets, which would primarily minimize sediment and trash from entering the storm drain via runoff. The proposed Project would not violate any water quality standards or waste discharge requirements. Impacts related to water quality standards and waste discharge requirements would be less than significant. No new impacts would occur.

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

No New Impact. The proposed Project would not deplete groundwater supplies. The Beaumont-Cherry Valley Water District provides water services to the Project area, which receives a large portion of water from imported sources (UWM, 2020). The Project area is within the Santa Ana River Groundwater Basin. The Santa Ana River Basin Plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project would not pump water from the Project area (as water for grading operations will be imported), the proposed Project would not result in a substantial depletion of groundwater supplies.

Development of the proposed Project would result in a large area of impervious surface (459,993 SF) on the Project site. The Project design includes a catch basin at the north end of the site that would capture and filter runoff. In addition, the Project includes installation of landscaping that would infiltrate stormwater onsite. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The proposed Project would have a less than significant impact. No new impacts would occur.

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

No New Impact. The proposed Project is located adjacent to a stream: Coopers Creek. However, the proposed grading, excavation, and paving would not alter the course of the stream. The site currently has a gentle slope that drains north towards 4th street. The proposed grading and impervious surfaces area would not alter the existing drainage pattern, as the slope would continue to allow runoff to flow to the northeast into the proposed bioretention basin. No new impacts would occur.

d) Result in substantial erosion or siltation on-site or off-site?

No New Impact. As described previously, existing RWQCB and County regulations require the Project to implement a Project specific SWPPP during construction activities, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. Additionally, implementation of Mitigation Measures MM HYD-1, MM HYD-2, MM HYD-6, HYD-8, GEO-5, GEO-6, and GEO-8 would require Project grading to comply with regulations of the RWQCB and include an erosion control plan to reduce erosion or siltation. With implementation of these regulations and mitigation measures, no new impacts related to erosion or siltation on-site or off-site would occur.

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

No New Impact. As detailed previously, runoff generated by the proposed Project would be conveyed to a bioretention basin that would be developed on the northern property line which would filter, retain, and slowly discharge drainage the back of an existing catch basin in 4th street, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding (Appendix F). In addition, a WQMP is required to be developed, approved, and implemented to satisfy

the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process as a Condition of Approval to ensure that the proposed Project would meet the stormwater control requirements. Therefore, the proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding onsite or off-site, and impacts would be less than significant.

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

No New Impact. Construction of the proposed Project would require excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Construction would require the use of heavy equipment and construction-related chemicals, such as fuels, oils, antifreeze, transmission fluid, grease, and solvents. These potentially harmful chemicals could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters. BMPs would be in place to minimize runoff related to grading and construction activities. MM HYD-1 and MM HYD-2 would require erosion control devices grade slopes to be minimized to reduce runoff; MM HYD-4 would require compliance with the NPDES permit; MM HYD-7 would require interim drainage improvements to be installed in order to limit impacts related to flooding.

As detailed previously, runoff generated by the proposed Project would be conveyed to a bioretention basin that would be developed on the northern property line which would filter, retain, and slowly discharge drainage the back of an existing catch basin in 4th street, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding (Appendix F). The Preliminary WQMP details that the storm drain facilities are to be sized adequately for a 100-year storm event. The basins have been sized to capture and treat 104,917 cubic feet of storm water (Appendix G). Thus, runoff from the Project site would not exceed the capacity of stormwater drainage systems. No new impacts would occur related to runoff water exceeding the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff.

g) Impede or redirect flood flows?

No New Impact. The Project consists of a vacant, previously graded site which would be further graded and paved into a truck trailer parking lot. According to the Riverside Map My County GIS system, part of the Project site is located in a 100-year flood zone along Cooper's Creek. However, the proposed Project would not develop any structures that would impede or redirect flood flows. Additionally, MM HYD-7 requires installation of interim drainage infrastructure in order to ensure the site would not be impacted by a 100-year flood. Impacts would be less than significant, and no new impacts would occur.

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

No New Impact. As described previously, part of the Project site is located in a 100-year flood zone along Cooper's Creek. However, proper storage requirements for hazardous materials such as fuels and oils will be followed in order to limit the risk of release of pollutants due to Project inundation. Additionally, MM HYD-4 and MM HYD-6 require the Project to implement the California General Construction NPDES permit and BMPs to reduce pollutants from entering stormwater. Therefore, implementation of the Project would not risk the release of pollutants due to project inundation in a flood hazard zone.

The Project site is located approximately 52 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur.

Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the Project area to pose a flood hazard to the site resulting from a seiche; the closest being lake Perris approximately 8.8 miles to the southwest. Therefore, no seiche impacts would occur.

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No New Impact. As described previously, the Project would include construction BMPs to minimize the potential for construction related sources of pollution. Therefore, implementation of the Project would not obstruct implementation of a water quality control plan.

Also as described previously, the Project area overlies the San Timoteo Canyon Watershed and within the Santa Ana River Groundwater Basin. The Santa Ana River Basin Plan manages groundwater extraction, supply, and quality. The plan limits the allowable withdrawal of water from the basin by water purveyors. The Project would not pump water and water supplies for grading would be imported. Thus, the proposed Project would not conflict with or obstruct a groundwater management plan. The proposed Project would comply with the Construction General Permit by implementing construction and post-construction BMPs that are documented in the SWPPP and the WQMP. The only permanent structure proposed by the Project would be a guard shack located at the entrance of the lot and the only pollutants generated by the Project would be from minor leaks from trucks. Therefore, the proposed Project would not interfere with any water quality or groundwater management plan and impacts would be less than significant and no new impacts would occur.

Conditions of Approval Conditions of Approval

Comply with NPDES. Listed previously in Section 19

NPDES/SWPPP. Listed previously in Section 19

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

Revisions to applicable mitigation measures from EIR No. 1994092040 are made in bold italics.

MM HYD-1 (Formerly EIR No. 1994092040 Mitigation Measure Hydrology-2): Erosion control devices will be utilized, where necessary, to mitigate the effect of increased runoff at points of discharge. Possible devices may include temporary berms, culverts, sandbagging, or desilting basins, etc.

MM HYD-2 (Formerly EIR No. 1994092040 Mitigation Measure Hydrology-3): The California Department of Water Resources has recommended the following mitigation measures: grade slopes so that runoff of surface water is minimized; use pervious paving material whenever feasible to reduce surface water runoff and aid in groundwater recharge; and investigate the feasibility of utilizing reclaimed wastewater, stored rainwater, or greywater for irrigation.

MM HYD-3 (Formerly EIR No. 1994092040 Mitigation Measure Hydrology-4): Any impact to known watercourses requires application for an Army Corps of Engineers 404 Permit of the Clean Water Act. In addition, a 1603 or 1601 Permit from the California Department of Fish and ~~Game~~ **Wildlife** would be required since this Project involves construction which may impact a natural stream course.

MM HYD-4 (Formerly EIR No. 1994092040 Mitigation Measure Hydrology-6): Pursuant to requirements of the State Water Resources Control Board, enacted in November 1991, a state-wide

general National Pollution Discharge Elimination System (NPDES) permit will apply to all construction activities.

MM HYD-5 (Formerly EIR No. 1994092040 Mitigation Measure Hydrology-7): Best Management Practices (BMPs) will be implemented to enhance pollutant removal during storms and improve the quality of stormwater runoff. BMPs refer to structural or non-structural pollution control measures which reduce the amount of non-point source pollution entering the waters of the United States and may be either non-structural or structural. The former group includes those BMPs in which pollutants are kept from coming in contact with the stormwater; the latter group consists of various methods of treating stormwater.

MM HYD-6 (Formerly EIR No. 1994092040 Mitigation Measure Hydrology-8): The project will comply with the requirements of the California State Water Quality Control Board, Santa Ana Region.

MM HYD-7 (Formerly EIR No. 1994092040 Mitigation Measure Hydrology-10): Interim drainage improvements shall be installed, if necessary, as phasing of development progress in order to insure 100-year flood protection for the entire site.

MM HYD-8 (Formerly EIR No. 1994092040 Mitigation Measure Hydrology-11): Prior to the development of upstream areas, the potential for conveyance of debris by the off-site watershed will be accounted for in design of on-site drainage facilities in order to avoid abrasive erosion in certain drainage facilities and maintenance problems for facilities located in the floodplain.

Other mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

The applicable mitigation measures from EIR No. 1994092040, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe hydrology and water quality related impacts would result from the proposed Project; therefore, no new mitigation measures are required for hydrology and water quality.

Conclusion for Hydrology and Water Quality

Consistent with the determination of EIR No. 1994092040, impacts related to hydrology and water quality from implementation of the proposed Project would be less than significant with implementation of mitigation. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding hazards and hazardous materials. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 described impacts related to land use changes of the project site from open space to residential. It further described that the proposed Specific Plan development would annex 160 acres to the City of Beaumont and is consistent with both the City of Beaumont and County of Riverside General Plans. Impacts related to Land Use and Planning were considered to be potentially significant and contained a mitigation measure.

The 2012 Addendum further analyzed impacts related to land use changes from implementation of the Hidden Canyon Industrial Park Specific Plan. It found that no new, additional, or substantially different land use than those assessed in the Certified EIR were expected to result from the proposed Addendum project.

The 2021 Addendum analyzed the impacts to land use changes from implementation of the grading of the area adjacent to the Hidden Canyon Industrial Park Specific Plan. The site is vacant and previously graded, the proposed grading would be consistent with the existing land use does not propose any structures onsite. Therefore, no new impacts were identified other than those identified in the Certified EIR.

Summary of Impacts with the Proposed Project

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

No New Impact. The Project site is vacant and has been previously graded. The proposed Project would feature the construction of a truck trailer parking lot. The Riverside County General Plan designates the land as Rural Residential (R-R) and Rural Mountainous (R-M). The Project proposes to amend the existing Foundation Component from Rural (R) to Community Development (CD), General Plan Designation of the site from RR and RM to Light Industrial (LI) and Zoning from W-2-20 to Manufacturing-Medium (M-M), which would be more compatible with the adjacent Hidden Canyon Industrial Park. The LI Land Use designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities and supporting retail uses. Trailer storage is a conditionally permitted use under the M-M zoning designation. The proposed truck trailer parking lot would be compatible with the proposed land use and zoning and would comply with the development standards listed in Chapter 17.104.040 of the County of Riverside Code of Ordinances.

Conflict with a land use plan or policy would not occur from implementation of the Project, and no new impact would occur.

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

No New Impact. The Project site is vacant and has been previously graded. Land uses to the north, south, and east are vacant and undeveloped. Land uses to the west are being used as industrial. As described above, the Project site is designated as partially Rural Residential and partially Rural Mountainous. The Project proposes to amend the existing General Plan designation of the site from R-R and R-M to Light Industrial (LI) and the Zoning from W-2-20 to Manufacturing-Medium (M-M). Therefore, the proposed Project would result in development that would not disrupt or divide the physical arrangement of an established community, and no new impact would occur.

Conditions of Approval

No conditions of approval related to land use and planning are required.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

Mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

EIR No. 1994092040 Mitigation Measure Land Use-1: On and off-site facilities (traffic improvements, utility infrastructure, etc.) shall be phased in conjunction with need as generated by project residents as well as those within adjacent properties.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe land use and planning related impacts would result from the proposed Project; therefore, no new mitigation measures are required for land use and planning.

Conclusion for Land Use/Planning

Consistent with the determination of EIR No. 1994092040, impacts related to land use and planning from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding land use and planning. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

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

Summary of Impacts with the Approved Specific Plan

No known mineral resources of value to the region and the residents of the state exist within the subject site or would otherwise be affected by the Certified EIR project, and there would be no impact in this regard. Moreover, no delineated mineral resource recovery site exists within the subject site, nor would a delineated mineral resource recovery site otherwise be affected by the Certified EIR project. Neither would implementation and/or operations of the Certified EIR project create a substantial demand for any scarce mineral resources or mineral resources otherwise of local, regional, or statewide importance.

The 2012 and 2021 Addendum similarly concluded that implementation of the Hidden Canyon Industrial Park Specific Plan would not impact mineral resources.

Summary of Impacts with the Proposed Project

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

No New Impact. According to Riverside County General Plan Figure OS-6 “Mineral Resources Area”, the Project site is in the MRZ-3 zone, an area of undetermined significance of mineral deposits. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state would not occur from implementation of the proposed Project. No new impacts would occur.

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

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

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

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

Conditions of Approval

No conditions of approval related to mineral resources are required.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

No mitigation measures related to mineral resources were included in EIR No. 1994092040.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe mineral resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for mineral resources.

Conclusion for Mineral Resource

Consistent with the determination of EIR No. 1994092040, impacts related to mineral resources from implementation of the proposed Project would not occur. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding mineral resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
NOISE				
Would the project result in:				
26. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 found no impacts related to airport noise due to implementation of the Specific Plan.

The 2012 and 2021 Addendum similarly found no impacts related to airport noise related to implementation of the Hidden Canyon Industrial Park Specific Plan.

Summary of Impacts with the Proposed Project

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

No New Impact. As described previously, the proposed Project is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, no impacts related to airport noise would occur from implementation of the proposed Project.

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

No New Impact. As described previously, the proposed Project is not located within the vicinity of a private airstrip, which would expose people residing or working in the Project area to excessive noise levels. Therefore, no new impact would occur due to Project implementation.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
NOISE				
Would the project result in:				
27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Noise and Vibration Analysis (Appendix D), Project Application Materials

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 describes impacts related to noise due to Specific Plan construction and operation. Impacts related to construction noise would be a short-term impact on ambient noise levels in the vicinity of the project. Furthermore, noise level increase due to the Beaumont Gateway project was estimated to be between 0.0 to 1.7 dB, which are considered to be less than significant. Cumulative

noise impacts related to the general trend of replacing open space with residential developments, however, would be significant.

The 2012 Addendum described that implementation of the Hidden Canyon Industrial Park Specific Plan would not result in any new, additional, or substantially different operational noise impacts than were considered and addressed in the Certified EIR. With employment of similar construction equipment, operating under the City of Beaumont's Noise Ordinance constraints, and limitations established by EIR No. 1994092040, the Addendum project was found to be consistent with the noise levels analyzed in the Certified EIR.

The 2021 Addendum described that implementation of the graded area adjacent to the Hidden Canyon Industrial Park Specific Plan would not result in any new, additional, or substantially different operational noise impacts than were considered and addressed in the Certified EIR. The Project would implement Certified EIR Mitigation Measures regarding construction noise, and the Project would not result in any operational buildings on site. Therefore, there would be no new impacts that were not analyzed in the certified EIR.

County Noise and Vibration Standards

General Plan Noise Element Policy N 4.1: The 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 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

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

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

Summary of Impacts with the Proposed Project

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

No New Impact.

Construction

The Project construction noise would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings.

Table N-1 below lists typical construction equipment noise levels based on a distance of 50 feet between with equipment and a noise receptor. As shown, noise levels generated by heavy construction equipment can range from approximately 72 dBA to 81 dBA when measured at 50 feet.

Table N-1: Construction Reference Noise Levels

Construction Stage	Reference Construction Equipmnet ¹	Reference Noise Level @ 50 Feet (dBA L _{eq})	Composite Reference Noise Level (dBA L _{eq}) ²	Reference Power Level (dBA L _w) ³
Site Preparation	Tractor	80	84.0	115.6
	Backhoe	74		
	Grader	81		
Grading	Scraper	80	83.3	114.9
	Excavator	77		
	Dozer	78		
Paving	Paver	74	77.8	109.5
	Dump Truck	72		
	Roller	73		

Source: Urban, 2023 (Appendix D)

¹ FHWA Road Construction Noise Model.

² Represents the combined noise level for all equipment assuming they operate at the same time consistent with FTA Transit Noise and Vibration Impact Assessment guidance.

³ Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings.

Table N-2 below shows the nearest sensitive uses to the Project site, their distance from the center of construction activities, and composite noise levels expected during construction.

Table N-2: Construction Equipment Noise Level Summary

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})			
	Site Preparation	Grading	Paving	Highest Levels ²
R1	46.2	45.5	40.1	46.2
BIO1	59.4	58.7	53.3	59.4
BIO2	56.9	56.2	50.8	56.9

Source: Urban, 2023 (Appendix D)

¹ Construction noise source and receiver locations are shown on Figure 12.

² Construction noise level calculations based on distance from the construction activity, which is measured from the Project site boundary to the nearest receiver locations. CadnaA construction noise model inputs are included in Appendix 8.1 of the Noise and Vibration Analysis (Appendix D).

As shown in Table N-2, it is expected that composite noise levels during construction would reach 46.2 dBA Leq at the nearest off-site sensitive residential use to the east of the site. These predicted noise levels would only occur when all construction equipment is operating simultaneously and, therefore, are assumed to be conservative in nature. While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the Project area under existing conditions, the noise impacts would no longer occur once Project construction is completed. Therefore, construction noise impacts would be considered less than significant.

Additionally, as described above, Riverside County Ordinance No. 847 Regulating Noise Section 2, exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The Project would comply with the County's construction hours regulations.

Operation

Operational noise generated from the Project would primarily occur from traffic. Table N-3 below shows the operational noise levels for the truck trailer parking lot. These noise levels represent the worst-case scenario, which assumes no shielding is provided between the traffic and the location where the noise contours are drawn.

Table N-3: Operational Noise Level Compliance

	Project Operational Noise Levels (dBA Leq) ²		Noise Level Standards (dBA Leq) ³		Noise Level Standards Exceeded? ⁴	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	43.3	43.3	55	45	No	No
BIO1 ⁵	55.7	55.7	60	60	No	No
BIO2 ⁵	54.1	54.1	60	60	No	No

Source: Urban, 2023 (Appendix D)

¹ See Exhibit 7-A for the receiver locations.

² Proposed Project unmitigated operational noise levels as shown on Tables 7-2 and 7-3.

³ Exterior noise level standards, as shown on Table 4-1.

⁴ Do the estimated Project operational noise source activities exceed the noise level standards?

⁵ Project operational noise levels provided for informational purposes.

"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

Table N-3 shows that the operational noise levels associated with Project would not exceed the County of Riverside daytime and nighttime exterior noise level standards at the existing nearby noise-sensitive receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearby noise-sensitive receiver locations.

Tables N-4 and N-5 show how much of an increase in noise levels during both day and nighttime the nearest sensitive receivers would experience. Table N-4 shows that the Project would generate a daytime operational noise level increase of 0.8 dBA L_{eq} . Table N-5 shows that the Project would generate a nighttime operational noise level increase of 0.5 dBA L_{eq} . Traffic generated by the operation of the proposed Project would generate additional traffic noise in the surrounding off-site areas and at the Project site. According to the Trip Generation and VMT Screening Analysis (included as Appendix H), the proposed Project would generate fewer than 100 peak hour trips. Thus, as per the County's Guidelines, no additional operations analysis is necessary. The additional off-site traffic would result in an incremental increase to the existing roadways volumes, which would not generate a perceptible noise level increase of 3 dBA CNEL, which requires a doubling of the existing traffic volumes. Project related operational noise level increases will not exceed the operational noise level increase significance criteria set by Riverside County, therefore, the increases at the noise sensitive residential receiver location would be less than significant, and there would be no new impacts.

Table N-4: Daytime Project Operational Noise Level Increases

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Increase Criteria ⁷	Increase Criteria Exceeded?
R1	43.3	L1	50.2	51.0	0.8	5.0	No
BIO1	55.7	L2	50.0	56.8	6.8	-.8	-.8
BIO2	54.1	L3	45.3	54.6	9.3	-.8	-.8

Source: Urban, 2023 (Appendix D)

¹ See Exhibit 7-A for the receiver locations.² Total Project mitigated daytime operational noise levels as shown on Table 7-2.³ Reference noise level measurement locations as shown on Exhibit 5-A.⁴ Observed daytime ambient noise levels as shown on Table 5-1.⁵ Represents the combined ambient conditions plus the Project activities.⁶ The noise level increase expected with the addition of the proposed Project activities.⁷ Significance increase criteria as shown on Table 4-1.⁸ Project operational noise levels provided for informational purposes.**Table N-5: Nighttime Project Operational Noise Level Increases**

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Increase Criteria ⁷	Increase Criteria Exceeded?
R1	43.3	L1	52.9	53.4	0.5	5.0	No
BIO1	55.7	L2	51.8	57.2	5.4	-.8	-.8
BIO2	54.1	L3	47.0	54.8	7.8	-.8	-.8

Source: Urban, 2023 (Appendix D)

¹ See Exhibit 7-A for the receiver locations.² Total Project mitigated daytime operational noise levels as shown on Table 7-2.³ Reference noise level measurement locations as shown on Exhibit 5-A.⁴ Observed daytime ambient noise levels as shown on Table 5-1.⁵ Represents the combined ambient conditions plus the Project activities.⁶ The noise level increase expected with the addition of the proposed Project activities.⁷ Significance increase criteria as shown on Table 4-1.⁸ Project operational noise levels provided for informational purposes.**b) Generation of excessive ground-borne vibration or ground-borne noise levels?****No New Impact.****Construction**

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large-loaded trucks hauling materials to or from the site generate construction-period vibration impacts. Table N-6 provides a summary of the ground vibration levels associated with the various types of construction equipment.

Table N-6: Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089
Vibratory Roller	0.210

Source: Urban, 2023 (Appendix D)

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual

Table N-6 presents the Project related vibration levels at the nearby receiver location ranging in distance from 219 to 1,815 feet. Based on the vibration level provided, the construction vibration velocity level at the nearest residential receptor is estimated at 0.000 in/sec PPV. Therefore, the Project related vibration impacts are considered to be less than significant and there would be no new impacts related to ground-borne vibration or ground-borne noise levels.

Table N-7: Project Construction Vibration Levels

Location ¹	Distance to Const. Activity (Feet) ²	Typical Construction Vibration Levels PPV (in/sec) ³						Thresholds PPV (in/sec) ⁴	Thresholds Exceeded? ⁵
		Small bulldozer	Jack-hammer	Loaded Trucks	Large bulldozer	Vibratory Roller	Highest Vibration Level		
R1	1,815'	0.000	0.000	0.000	0.000	0.000	0.000	0.3	No
BIO1	219'	0.000	0.001	0.003	0.003	0.008	0.008	-. ⁶	-. ⁶
BIO2	406'	0.000	0.001	0.001	0.001	0.003	0.003	-. ⁶	-. ⁶

Source: Urban, 2023 (Appendix D)

¹ Construction noise source and receiver locations are shown on Figure 12.² Distance from receiver building facade to Project construction boundary (Project site boundary).³ Based on the Vibration Source Levels of Construction Equipment (Table 8-5).⁴ Caltrans Transportation and Construction Vibration Guidance Manual, April 2020, Table 19, p. 38.⁵ Does the peak vibration exceed the acceptable vibration thresholds?⁶ Project vibration levels provided for informational purposes.

"PPV" = Peak Particle Velocity

Operation

The Noise Impact Analysis describes that the County of Riverside has a threshold for vibration of 0.01 in/sec root-mean-square (RMS). Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. According to the FTA Transit Noise Impact and Vibration Assessment, trucks rarely create vibration that exceeds 70 VdB or 0.003 in/sec RMS (unless there are frequent potholes in the road). Trucks transiting onsite would be travelling at very low speeds so it is expected that truck vibration impacts at nearby sensitive uses would satisfy the County of Riverside vibration threshold of 0.01 in/sec RMS. Therefore, operational vibration impacts would be less than significant.

As discussed earlier, there are no buildings within the vicinity of the proposed Project site. Therefore, there are no sensitive receptors within a distance from the site where ground-borne vibration or noise levels will impact them. Thus, no new impact related to the generation of excessive ground-borne vibration or ground-borne noise levels would occur.

Conditions of Approval

Noise: Comply with Ordinance No. 847

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

Revisions to applicable mitigation measures from EIR No. 1994092040 are made in bold italics.

MM NOI-1 (Formerly EIR No. 1994092040 Mitigation Measure Noise-1): Construction adjacent to existing residential development shall be limited to the hours of 7 am to 6 pm on Monday through Friday. Construction should not be allowed on weekends or federal holidays.

Other mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

The applicable mitigation measure from EIR No. 1994092040, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe noise related impacts would result from the proposed Project; therefore, no new mitigation measures are required for noise.

Conclusion for Noise

Impacts related to noise from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding noise. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 found that while no paleontological resources have been recorded on the site, the paleontological sensitivity of the Specific Plan area was high. It determined that impacts related to paleontological resources were reduced to less than significant with the implementation of mitigation measures.

The 2012 Addendum described that implementation of the Hidden Canyon Industrial Park Specific Plan would not result in any new, additional, or substantially different operational paleontological impacts than were considered and addressed in the Certified EIR.

The 2021 Addendum analyzed the impacts of the grading project adjacent to the Hidden Canyon Industrial Park Specific Plan on paleontological resources. While part of the site is located on a High A paleontological sensitivity area, impacts were considered and addressed in the Certified EIR and included appropriate mitigation measures.

Summary of Impacts with the Proposed Project

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

No New Impact. As described in previous sections, the Project site has been previously graded, and the proposed Project includes the construction of a truck trailer parking lot. According to the Riverside County Map My County GIS platform, part of the Project site is considered to be within an area of “High Paleontological Sensitivity,” but most of the Project site is considered to have low potential for paleontological resources due to extensive continual disturbance on the Project site. With implementation of Certified EIR Mitigation Measure PAL-1, described below, the impacts related to paleontological resources would be less than significant and there would be no new impacts from Project implementation.

Conditions of Approval

No conditions of approval related to paleontological resources are required.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measure

Revisions to applicable mitigation measures from EIR No. 1994092040 are made in bold italics.

MM PAL-1 (Formerly EIR No. 1994092040 Mitigation Measure Cultural and Scientific Resources-2): Given the assessed potential for paleontological resources on the property, the following procedures are recommended for monitoring during grading and Project development:

- a) All earth moving which involves the San Timoteo and Older Alluvium shall be monitored by a qualified paleontological monitor, under the supervision of a vertebrate paleontologist. Monitoring shall occur in the areas of San Timoteo Formations where cuts are made to the depths of 10 or more feet. The monitor must be empowered to temporarily halt or redirect excavation equipment while fossils are being removed. The monitor shall be equipped to speedily collect specimens if they are encountered.
- b) The monitor, with assistance if necessary, shall collect individual fossils and/or samples of fossil bearing sediments. If specimens of small animal species or plants are encountered, a selected volume of fossil earth shall be collected and stockpiled off-site for screen washing.
- c) If earthmoving exposes previously unidentified paleontological site(s) containing significant resources, it shall be subject to mitigation through excavation. Fossils recovered during earth moving or as a result of screen washing shall be cleaned and prepared sufficiently to allow identification.
- d) Fossils found by owners of the property, their agents, contractors, or subcontractors during the development of the property, shall also be reported immediately to the paleontological monitor.
- e) A report of findings shall be prepared and submitted to the ***[County of Riverside]*** upon completion of mitigation. This report will include a statement of the types of paleontological resources found, the methods and procedures used to recover them, an inventory of the

specimens recovered, and a statement of their scientific significance. Dating of associated finds to determine the age of the deposits shall be undertaken and included in the report.

- f) The paleontological specimens recovered as a result of these mitigations shall be donated to a qualified scientific or cultural institution where they would be afforded long term preservation and the opportunity for further scientific study.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe paleontological resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for paleontological resources.

Conclusion for Paleontological Resources

Consistent with the determination of EIR No. 1994092040, impacts related to paleontological resources from implementation of the proposed Project would be less than significant with the implementation of mitigation measures. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding paleontological resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 analyzed impacts related to population and housing. The Specific Plan proposed to construct approximately 573 housing units, which represented 8.3% of the 6,900 dwelling units in the County of Riverside projected for the San Geronio Land Use Planning Area by the year 2000. Therefore, implementation of the Specific Plan, in conjunction with other developments in the area, anticipated an increment in regional population growth as forecasted for the Land Use Planning Area. Projections would be consistent, and impacts would be less than significant. No mitigation was required.

The 2012 Addendum described that implementation of the Hidden Canyon Industrial Park Specific Plan would not result in any new, additional, or substantially different operational paleontological impacts than were considered and addressed in the Certified EIR. As with the Certified EIR project, the potential for the Addendum project to induce substantial growth in the area; displace substantial numbers of existing housing units; or displace substantial numbers of people is considered to be less than-significant.

The 2021 Addendum analyzes impacts related to Population and Housing through the implementation of the grading Project adjacent to the Hidden canyon Industrial Park specific Plan. The addendum describes that the site is vacant and does not contain any housing. The Project also does not propose any new structures that may induce an increase in population or require additional housing. Therefore, the project would not result in any new impacts that were not already analyzed in the Certified EIR.

Summary of Impacts with the Proposed Project

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

No New Impact. The Project site is currently vacant and undeveloped. The site does not contain any housing and has not been historically used for housing. Thus, the Project would not displace any housing and would not necessitate the construction of replacement housing. As a result, no new impacts would occur.

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

No New Impact. The proposed Project consists of a truck trailer parking lot. It is anticipated that construction workers will be within commuting distance to the Project site and would not generate needs for housing. Operation of the Project is expected to generate two security employees which are expected to come from within a commuting distance. Thus, the proposed Project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County's median income; impacts would be less than significant, and no new impacts would occur.

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

No New Impact. As described above, construction workers that would work at the proposed Project are anticipated to come from the region. The proposed Project consists of the construction and operation of a trailer parking lot and does not propose any residential dwelling units. Operation of the proposed truck trailer parking lot is expected to generate two employees who would come from the area. As a result, growth related to development of the Project site for employment generating uses is included in County General Plan planning projections. Thus, direct impacts related to population growth in an area would be less than significant. In addition, the proposed Project does not include the

extension of roads or other infrastructure. The Project would be served by the existing adjacent roadway system. Therefore, the proposed Project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would be less than significant. Therefore, no new impacts would occur.

Conditions of Approval

No conditions of approval related to population and housing are required.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

No mitigation measures related to population and housing were included in EIR No. 1994092040.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe population and housing related impacts would result from the proposed Project; therefore, no new mitigation measures are required for population and housing.

Conclusion for Population and Housing

Consistent with the determination of EIR No. 1994092040, impacts related to population and housing from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding population and housing. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Safety Element

Summary of Impacts with the Approved Specific Plan

The Certified EIR described that fire service to the Specific Plan area would be provided by two existing Riverside County Fire Department Stations. The EIR further determined that the existing fire stations would not be able to provide sufficient service to the development. It concluded that a new fire station would need to be constructed and included mitigation measures to limit the Specific Plan's impact on fire services.

The 2012 Addendum found that the public services mitigation measures identified in the Certified EIR would reduce any impacts to public services to a less than significant level. The 2012 Addendum concluded the Addendum project would not result in new, additional, or different fire services impacts than were considered and addressed in the Certified EIR.

The 2021 Addendum found that there would be no new impacts related to public services as the site would not develop any new structures and would not require an additional demand for fire services after construction.

Summary of Impacts with the Proposed Project

No New Impact. The Project site is located approximately three roadway miles from Riverside County Fire Station No. 66, located at 628 Maple Ave, Beaumont, CA 92223. The proposed Project has the possibility of generating a need for fire services during construction, however the proposed Project would not develop any flammable habitable structures. The Project would construct a guard shack, which would be built in compliance with the applicable fire code and California Building Code. Therefore, the proposed Project is not anticipated to generate a substantial increase in fire service demands, and impacts related to fire service facilities would be less than significant. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities. No new impact would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 described that sheriff/police services in the Specific Plan area would be provided by the Beaumont Police Department. The EIR determined that the Specific Plan development would result in a population increase to the Specific Plan area, which would result in an incremental increase in criminal activity such as burglaries, thefts, auto thefts, and vandalism. The Specific Plan would result in an increase in the demand for services that could generate a need for one or more police service areas. The project was estimated to generate the need for 2 additional officers.

The 2012 Addendum found that the public services mitigation measures identified in the Certified EIR would reduce any impacts to public services to a less than significant level. The 2012 Addendum concluded the Addendum Project would not result in new, additional, or different sheriff services impacts than were considered and addressed in the Certified EIR.

The 2021 Addendum found that there would be no new impacts related to public services as the site would not develop any new structures and would not require an additional demand for police services after construction.

Summary of Impacts with the Proposed Project

No New Impact. The Project site is located approximately 3.2 roadway miles from the Riverside County Beaumont Patrol Station at 660 Orange Avenue, Beaumont, CA 92223. Crime and safety issues during Project construction may include theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the truck trailer lot may generate a typical range of police service calls, such as burglaries, thefts, and employee disturbances. However, with security watches from onsite employees and use of security lighting, demand for police services would not substantially increase. Therefore, the proposed Project would not require the expansion nor construction of new police facilities and impacts would be less than significant. No new impact would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 described that school services would be provided by the Beaumont Unified School District. The Specific Plan project was expected to generate an estimated 459 students. Furthermore, the Specific Plan included Planning Area C, which was designed to accommodate a future 10-acre elementary school.

The 2012 Addendum found that the public services mitigation measures identified in the Certified EIR would reduce any impacts to public services to a less than significant level. The 2012 Addendum concluded the Addendum Project would not result in new, additional, or different school services impacts than were considered and addressed in the Certified EIR.

The 2021 Addendum found that there would be no new impacts related to public services as the site would not develop any new structures or cause an increase in population and would not require an additional demand for school services.

Summary of Impacts with the Proposed Project

No New Impact. As previously discussed, the proposed Project would not directly or indirectly induce population growth in the area. The employees hired for the construction and operation of the proposed Project are anticipated to live within the surrounding region, and any of the employees' school-age children would likely already attend schools in the vicinity. An increase in school-age children requiring public education is not expected to occur as a result of the proposed Project.

Additionally, pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through compliance with a school impact fee assessment. SB 50 (Chapter 407

of Statutes of 1998) sets forth a state school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in the Government Code. The proposed Project would be required to contribute fees to the Los Angeles Unified School District. Pursuant to SB 50, and payment of school impact fees constitutes complete mitigation under CEQA for proposed Project-related impacts to school services. Therefore, no impact associated with the construction or expansion of schools would occur. Therefore, no new impacts related to schools would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 determined that implementation of the Specific Plan would generate an increase in population and increase demand on existing library facilities and services. The incorporation of the County's required mitigation fee payments would reduce impacts to a less than significant level.

The 2012 Addendum found that the public services mitigation measures identified in the Certified EIR would reduce any impacts to public services to a less than significant level. The 2012 Addendum concluded the Addendum Project would not result in new, additional, or different library services impacts than were considered and addressed in the Certified EIR.

The 2021 Addendum found that there would be no new impacts related to public services as the site would not develop any new structures or cause an increase in population and would not require an additional demand for library services.

Summary of Impacts with the Proposed Project

No New Impact. As discussed previously, the Project not directly generate an increase in population that would increase the need of library services. Therefore, impacts would be less than significant, and no new impacts related to libraries would occur from implementation of the proposed Project.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan**Summary of Impacts with the Approved Specific Plan**

EIR No. 1994092040 determined that adequate healthcare facilities would be available to properly serve the needs of an increased population related to the Specific Plan Project. The EIR determined adverse impacts to health services are not anticipated as a result of implementation of the Specific Plan. Impacts related to health services were less than significant and no mitigation was required.

The 2012 Addendum found that the public services mitigation measures identified in the Certified EIR would reduce any impacts to public services to a less than significant level. The 2012 Addendum concluded the Addendum Project would not result in new, additional, or different health services impacts than were considered and addressed in the Certified EIR.

The 2021 Addendum found that there would be no new impacts related to public services as the site would not develop any new structures or cause an increase in population and would not require an additional demand for health services.

Summary of Impacts with the Proposed Project

No New Impact. As discussed previously, the Project would not directly generate an increase in population that would increase the need for health services. Therefore, impacts would be less than significant, and no new impacts related to health services would occur from implementation of the proposed Project.

Conditions of Approval

No conditions of approval related to public services are required.

Mitigation/Monitoring Required**Applicable EIR No. 1994092040 Mitigation Measures**

Mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe public service-related impacts would result from the proposed Project; therefore, no new mitigation measures are required for public services.

Conclusion for Public Services

Impacts related to public services from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding public services. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects

or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

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

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 determined that the Specific Plan would generate a population and an increased demand on existing recreational facilities in the area. The Specific Plan included the development of a 10-acre community park that would meet City of Beaumont requirements for parkland per population. With the implementation of mitigation measures, impacts to recreation from the Specific Plan Project were considered less than significant.

The 2012 Addendum concluded the Addendum Project would not result in new, additional, or different recreation impacts than were considered and addressed in the Certified EIR, as the proposed industrial uses would not generate a significant population which would demand use of recreational facilities.

The 2021 Addendum found that there would be no new impacts related to Parks and Recreation as the site would not develop any new structures or cause an increase in population and would not require an additional demand for Parks and Recreation.

Summary of Impacts with the Proposed Project

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

No New Impact. Demand for neighborhood or regional parks or other recreational facilities is primarily generated by an increase in the number of permanent residents. As described in Section 29, *Population and Housing*, the proposed Project would not result in an increase in population or housing. Therefore, the proposed Project would not result in an increased use of parks or recreational facilities such that physical deterioration would occur or require additional recreational parks. No impacts would occur.

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

No New Impact. The proposed Project includes the construction of a truck trailer parking lot, and the Project does not include development of recreational facilities. In addition, as described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to perform construction and operational work are anticipated to come from the labor force in the region. Thus, the proposed Project would not generate a substantial population that would increase the use of existing neighborhood or regional parks or other recreational facilities, and there would be no new impacts.

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

No New Impact. The proposed Project is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan. As described previously, the Project would include the construction of a truck trailer parking lot, and substantial increases in the need for recreation would not occur from the Project. Thus, no new impacts related to a park district or recreation plan would occur from implementation of the proposed Project.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
RECREATION				
Would the project:				
36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

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

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 determined that the Specific Plan would generate a population that would increase demand on existing recreational trails in the area. The EIR included mitigation measures to reduce the impact on recreational facilities and trails to less than significant.

The 2012 Addendum concluded the Addendum Project would not result in new, additional, or different recreation impacts than were considered and addressed in the Certified EIR.

The 2021 Addendum found that there would be no new impacts related to Parks and Recreation as the site would not develop any new structures or cause an increase in population and would not require an additional demand for Parks and Recreation.

Summary of Impacts with the Proposed Project

a) Include the construction or expansion of a trail system?

No New Impact. The proposed Project includes the construction of a truck trailer parking lot and does not include the construction or expansion of a trail system. As described previously, the proposed Project is not anticipated to result in an influx of new residents, as the workers needed to perform Project construction and operation are anticipated to come from the labor force in the region. Thus, the proposed Project would not generate a substantial population that would use or require recreational trails, and there would be no new impacts.

Conditions of Approval

No conditions of approval related to public services are required.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

Mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe recreation related impacts would result from the proposed Project; therefore, no new mitigation measures are required for recreation.

Conclusion for Recreation

Consistent with the determination of EIR No. 1994092040, impacts related to recreation from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding recreation. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

Source(s): Riverside County General Plan, Trip Generation and VMT Screening Analysis (Appendix H) Project Application Materials

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 discussed impacts from the Specific Plan on transportation in Section M. Circulation. The Certified EIR determined the Specific Plan would result in 11,800 vehicle trips per day at build-out with 560 trips during morning peak hour and 1,170 during the evening peak hour.

Implementation of the Specific Plan would contribute to traffic in areas where congestion is anticipated, and improvements would be necessary. The Specific Plan would add an increment of traffic resulting in the potential for cumulatively significant impacts if improvements are not made. Mitigation was incorporated, as listed below, to install traffic signals, assist in street extensions and widening, and incorporate traffic demand management programs to reduce impacts to a less than significant level.

The 2012 Addendum analyzed changes in transportation impacts related to the Hidden Canyon Industrial Park Specific Plan from the Beaumont Gateway Specific Plan. It found that the Addendum project would result in significantly fewer total trips than the Certified EIR Project due to their differing uses. The 2012 Addendum concluded the Addendum Project would not result in new, additional, or different transportation impacts other than were considered and addressed in the Certified EIR.

The 2021 Addendum analyzed changes in transportation impacts related to the grading site adjacent to the Hidden Canyon Industrial Park Specific Plan. The proposed Project would not include a structure that would result in an increase in vehicle trips upon operation. Trips generated from Project construction would result in a less than significant impact, and the Project would not alter or conflict with any applicable programs or hinder any access. The Addendum concluded that the Project would not result in any additional or different transportation impacts other than were considered and addressed in the Certified EIR.

Summary of Impacts with the Proposed Project

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

No New Impact. The proposed Project includes the grading, site preparation, and paving of a truck trailer parking lot on the Project site. Construction activities of the Project would generate vehicular trips from construction workers traveling to and from the Project site, delivery of construction supplies and import materials to, and export of debris from the Project site. However, these activities would only occur for a period of 3 months. Operational trips would result from truck trailers driving to and from the parking lot. According to the County of Riverside Transportation Analysis Guideline, projects that generate 100 or more trips during any peak hour have the potential to create a traffic impact and would be required to prepare a Traffic Impact Analysis (TIA). As discussed in Table T-1, the Project would result in a maximum peak hour trip generation of 35 trips (65 PCE trips) during the PM peak hour. Therefore, the Project would not be required to prepare a TIA, and impacts are less than significant.

Table T-1: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<u>Trip Rates</u>								
Truck-Trailer Parking Lot ¹	Acre							
Passenger Car	35.77%	10.98	0.48	0.17	0.65	0.28	0.50	0.78
2-Axle	11.09%	3.41	0.22	0.10	0.32	0.13	0.18	0.31
3-Axle	21.84%	6.71	0.29	0.07	0.36	0.23	0.20	0.43
4+ Axle	31.29%	9.61	0.12	0.52	0.63	0.33	0.22	0.55
Total	100%	30.70	1.11	0.86	1.97	0.96	1.11	2.07
<u>Total Vehicle Trip Generation</u>								
Proposed Glen Helen Truck Trailer Yard project (PTUP-2022-00046)	17.34 Acre	532	19	15	34	17	19	35
<u>Vehicle Mix</u> ¹		<u>Percent</u>						
Passenger Vehicles	35.77%	190	8	3	11	5	9	13
2-Axle Trucks	11.09%	59	4	2	6	2	3	5
3-Axle Trucks	21.84%	116	5	1	6	4	3	7
4+-Axle Trucks	31.29%	167	2	9	11	6	4	10
	100%	532	20	15	34	17	19	35
<u>PCE Trip Generation</u> ²		<u>PCE Factor</u>						
Passenger Vehicles	1.0	190	8	3	11	5	9	13
2-Axle Trucks	1.5	89	6	3	8	3	5	8
3-Axle Trucks	2.0	233	10	2	12	8	7	15
4+-Axle Trucks	3.0	500	6	27	33	17	11	29
Total PCE Trip Generation		1,011	31	34	65	33	31	65

PCE = Passenger Car Equivalent

¹Trip rates and vehicle mix from surveys collected at Truck Trailer Parking lots in 14387 Valley Blvd, Fontana, CA on June 21, and June 22, 2022, 8911 Eucalyptus Avenue, Ontario, CA on August 23 and August 24, 2022, 19180 Cajon Boulevard, Devore, on September 29, 2022 and September 30, 2022

²Passenger Car Equivalent (PCE) factors from the San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016.

Alternative Transportation

The Riverside Transit Agency (RTA) does not operate any bus stops or bus routes within the vicinity of the Project. Furthermore, no bike lanes or sidewalks exist within the Project vicinity. Additionally, the Project would include a sidewalk along the shared access road to the west of the Project site and along Fourth Street. Therefore, the proposed Project would also not conflict with pedestrian facilities. Overall, Project impacts to transit, bicycle, and pedestrian facilities would be less than significant.

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

No New Impact. Every county in California is required to develop a CMP that looks at the links between land use, transportation, and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Riverside County Transportation Analysis Guidelines do not require traffic impact assessments for development projects with less than 100 peak hour vehicle trips, such as the proposed Project with 35 trips during the PM peak hour as shown above in Table T-1. In addition, The County's TIA Guidelines provide criteria for projects that would be

considered to have a less than significant impact on Vehicle Miles traveled (VMT) and therefore can be screened out from further analysis. If a project meets one of the following criteria, then the VMT impact of the project is considered less-than significant and no further analysis of VMT would be required:

- Small projects that generate less than 110 daily vehicle trips or generate less than 3,000 Metric Tons of Carbon Dioxide Equivalent.
- Project is near high quality transit.
- The project is local serving retail of 50,000 sf or less.
- The project has a high percentage of affordable housing.
- The project is a local essential service.
- The project is located in a low VMT generating area.
- The project is a redevelopment that does not result in a net overall increase in VMT.

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

Small Projects: The Project meets the first screening threshold for a small Project because it would generate less than 3,000 MTCO₂e per year from Project operation, as shown on Table GHG-2 in Section 20, *Greenhouse Gas Emissions*, of this Addendum. Since the Project Applicant would generate less than 3,000 MTCO₂e per year, the Project would meet the small projects screening criteria (Appendix H).

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

Local Serving Retail: The proposed Project does not meet the third screening threshold as it proposes construction of a truck trailer parking lot.

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

Local Essential Services: The proposed Project does not meet the fifth screening threshold as it proposes construction of a truck trailer parking lot.

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

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

As described above, the Project would meet one of the screening criteria set forth in the County of Riverside Transportation Department's *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled*. Therefore, the Project would meet the small project screening criteria, and Project impacts related to VMT are presumed to be less than significant, and there would be no new impacts.

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

No New Impact. The proposed Project consists of site preparation, grading, and paving of a truck trailer parking lot. There are no proposed uses that would be incompatible. Vehicular access to the Project site would be provided via an ingress and egress driveway connecting to the newly constructed shared access road to the west of the Project site. The design of the Project, including the internal circulation and additional fire road, is subject to the County's development and CBC standards design guidelines. The design of the Project would be reviewed by the Riverside County Fire Department and County Planning to ensure fire engine accessibility and turnaround area is provided to the fire code standards. As a result, impacts related to vehicular circulation design features would be less than significant. Thus, no new impacts related to vehicular circulation design features would occur from the proposed Project.

d) Cause an effect upon, or a need for new or altered maintenance of roads?

No New Impact. The proposed Project would not result in an altered need for road maintenance. No new impacts related to roadway maintenance needs would occur.

e) Cause an effect upon circulation during the project's construction?

No New Impact. As described above, implementation of the proposed Project would not generate significant traffic impacts during Project operation. Project construction is anticipated to last approximately 3 months and would include site preparation, grading, excavation, and paving. The installation of driveways, connections to existing infrastructure systems, and construction of new infrastructure that would be implemented during construction of the Project could require the temporary closure of one side or portions of the shared access road for a short period of time (i.e., hours or a few days). However, all construction taking place on the shared access road would not restrict access to any adjacent parcels. The construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the County's permitting process. Therefore, no new traffic impacts related to construction activities would occur.

f) Result in inadequate emergency access or access to nearby uses?

No New Impact.

Construction

The proposed Project would largely occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of driveways, connections to existing infrastructure systems, and construction of new infrastructure that would be implemented during construction of the Project could require the temporary closure of one side or portions of the shared access road for a short period of time (i.e., hours or a few days). However, all construction taking place on the shared access road would not restrict access to any adjacent parcels. The construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the County's permitting process. Thus, implementation of the Project through the County's permitting process would ensure existing regulations are adhered to and would reduce potential construction related emergency access impacts to a less than significant level.

Operation

As described previously, the Project area would be accessed from a driveway along the shared access road along the western border of the Project site. The construction permitting process would provide adequate and safe circulation to, from, and through the Project area, and would provide routes for emergency responders to access different portions of the Project site. The Fire Department and/or Public Works Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), included as Municipal Code Section 8104. Because the Project is required to comply with all applicable County codes, as verified by the County's permitting process, potential impacts related to inadequate emergency access would be less than significant.

As such, the proposed Project would not result in inadequate emergency access, and no new impacts would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
TRANSPORTATION				
Would the project:				
38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 did not discuss impacts related to bike lanes.

The 2012 Addendum did not discuss impacts related to bike trails or bike lanes.

The 2021 Addendum discussed impacts on bike trails and found that the surrounding roadways do not feature any bike lanes, and none are proposed. The Project did not induce any population increase that may result in the additional need for bike lanes and therefore, there were no new impacts.

Summary of Impacts with the Proposed Project

a) Include the construction or expansion of a bike system or bike lanes?

No New Impact. The Project site is surrounded by undeveloped parcels, the Hidden Canyon Industrial Park, and the 4th Street extension. 4th Street does not currently feature any bike lanes, nor are any bike lanes proposed. The proposed Project would not include the development of new bike lanes and would not induce population increase that would increase the demand for the bike system. Thus, the proposed Project would not generate a substantial population that would use or require a bike system or additional bike lanes, and no new impacts would occur.

Conditions of Approval

No conditions of approval related to transportation are required.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

Mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe transportation related impacts would result from the proposed Project; therefore, no new mitigation measures are required for transportation.

Conclusion for Transportation

Impacts related to transportation from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding transportation. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
TRIBAL CULTURAL RESOURCES: Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeologist

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 discussed the potential for impacts to archaeological resources. Therefore, it incorporated mitigation measures to which require cultural resources monitoring during earth moving activities. Mitigation measures also specify reporting, recovery, cataloguing and preservation procedures should resources be encountered within the subject site. Therefore, impacts were deemed less than significant with the incorporation of mitigation.

Though the 2012 Addendum did not specifically address tribal cultural resources as it was not a CEQA threshold at the time, it found no new, additional, or different cultural impacts than were considered and addressed in the Certified EIR.

The 2021 Addendum analyzed impacts to tribal cultural impacts and found that though the site was previously disturbed, the Project is required to comply with California Health and Safety Code which ensure that any impacts to tribal resources would be less than significant.

Summary of Impacts with the Proposed Project**a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as identified in Public Resources Code section 5020.1 (k)?**

No New Impact. As described previously, the Project site is currently vacant and graded. Due to the existing vacant and disturbed conditions, no listed or eligible historical resources exist on the project site. Pursuant to Senate Bill (SB) 18, notices regarding the Project were mailed to all of the Native American tribes that may have knowledge regarding tribal cultural resources in the Project area. On September 12, 2023, a Sacred Lands File (SLF) search and a list of Native American tribes who may have knowledge of cultural resources in the Project area was requested from the Native American Heritage Commission (NAHC). On November 3, 2023, the NAHC responded with a list of Native American tribes and that the SLF search yielded negative results for known tribal cultural resources or sacred lands within a 1-mile radius of the Project site.

On April 19, 2022, the County sent letters to all of the Native American tribes that may have knowledge regarding tribal cultural resources in the Project area. The County consulted with each tribe that requested consultation. During the course of the tribal consultation process, no Native American tribe provided the County with substantial evidence indicating that tribal cultural resources, as defined in Public Resources Code Section 21074, are present on the Project site or have been found previously on the Project Site. However, due to the Project being located in an area where Native American tribes are known to have a cultural affiliation, there is the possibility that archaeological resources, including tribal cultural resources, could be encountered during ground disturbing construction activities. As such, the Project would include a Condition of Approval (See Inadvertent Discoveries in Section 9) that would provide the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities. Thus, implementation of the Project would not result in new impacts related to historical resources.

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

No New Impact As described previously, the Project site has undergone extensive ground disturbance. In the unlikely event that human remains are encountered during earth removal or disturbance activities. The California Health and Safety Code Section 7050.5, included by the County as a Condition of Approval (See Human Remains in Section 9) requires that disturbance of the site shall halt until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative (included as a County condition of approval). The Coroner would also be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. Should the Coroner determine the human remains to be of Native American descent, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would then be required to contact the most likely descendant of the deceased Native American, who would then serve as a consultant on how to proceed with treatment of the remains. Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98) would provide that any potential impacts to human remains would be less than significant. No new impact would occur.

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on "tribal cultural resources" with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52

requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project's potential impact to a tribal cultural resource. As described previously, the site has been highly disturbed and the potential for the Project to impact tribal cultural resources is less than significant. In addition, AB 52 requires that lead agencies, upon request of a California Native American tribe, begin consultation prior to the release of a negative declaration, mitigated negative declaration, or EIR for a project. AB 52 does not apply to a Notice of Exemption or Addendum. As this CEQA document is an Addendum, the AB 52 requirements are not applicable. Additionally, MM CUL-1, which requires an archaeologist to be contacted and consulted if any inadvertent discoveries occur due to Project grading, and County conditions for the discovery of human remains would limit impacts to tribal cultural resources and no new impacts would occur.

Conditions of Approval

Inadvertent Discoveries. Listed previously in Section 9

Human Remains. Listed previously in Section 9

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

MM CUL-1 (Formerly EIR No. 1994092040 Mitigation Measure Cultural and Scientific Resources-1): No archaeological or historical sites were identified; therefore, no mitigation measures are warranted. Should, however, any further cultural resources be encountered as a result of grading, it is recommended that a qualified archaeologist be consulted at that time. In the event that archaeological resources are encountered during Project grading, the qualified archaeologist shall be empowered to temporarily halt or redirect excavation equipment while resources are being removed.

Proposed Project Mitigation Measures

The applicable mitigation measures from EIR No. 1994092040, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe tribal cultural resources related impacts would result from the proposed Project; therefore, no new mitigation measures are required for tribal cultural resources.

Conclusion for Tribal Cultural Resources

Impacts related to tribal cultural resources from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding tribal cultural resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
UTILITIES AND SERVICE SYSTEMS				
Would the project:				
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Beaumont-Cherry Valley Water District, 2015 Urban Water Management Plan (UWMP 2015).

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 discussed impacts related to water service systems due to development of the Beaumont Gateways Specific Plan. Furthermore, the Certified EIR provided mitigation to ensure that impacts to utilities and service systems (water and sewer facilities, other utilities systems, and solid waste disposal) were reduced to levels that are less-than-significant.

The 2012 Addendum discussed that the overall demand for utilities would be reduced under the Addendum Project in comparison to the Certified EIR Project. The Addendum concluded that the Addendum Project would not result in new, additional, or different water service impacts than were considered and addressed in the Certified EIR.

Summary of Impacts with the Proposed Project

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

No New Impact. The proposed Project would not require construction of new or expanded water or wastewater treatment; however, it would include construction of a stormwater drain. The footprint of the new stormwater drain would be minimal in comparison to the previously analyzed storm water drainage systems analyzed in EIR No. 1994092040. Furthermore, the storm drain would be within the previously graded footprint. Therefore, impacts would be less than significant, and no new impact would occur.

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

No New Impact. The Beaumont-Cherry Valley Water District (BCVWD) provides water services to the Project area. In 2020 BCVWD had a water demand of 13,818 acre feet (AF), and projects a demand of 20,660 in 2045 (2020 UWMP). The UWMP identified increases in imported water and groundwater extracted from the Beaumont Basin to meet this increase in demand. The UWMP details the District's reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2020). The UWMP describes that the District has a projected supply of 18,561 AFY in 2025, and a predicted supply of 26,266 AFY in 2045. To ensure that planning efforts for

future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The Project site proposes a zone change to M-M. However, no buildings are proposed by the Project as the Project only proposes use as a truck trailer parking lot. There would be no increase in water demand due to the proposed Project. Therefore, the proposed Project is consistent with the land use designations for the site and therefore the existing growth projections included in the UWMP. Thus, the proposed Project would not require new or expanded water entitlements, and no new impacts would occur from the proposed Project.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
UTILITIES AND SERVICE SYSTEMS				
Would the project:				
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 described the proposed sewer facilities, including a pump station north of Route 60, a north-south connector line under State Route 60, and a sewer main on Fourth Street to be funded by a Community Facilities District. Impacts related to the construction of these sewer facilities were discussed in detail in the Certified EIR and included mitigation measures to reduce impacts to sewer systems to less than significant.

The 2012 and 2021 Addendum concluded that the Addendum Project would not result in new, additional, or different sewer service impacts than were considered and addressed in the Certified EIR.

Summary of Impacts with the Proposed Project

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

No New Impact. The proposed Project would not result in any wastewater and similarly would not result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities. Therefore, there would be no new impact from the proposed Project.

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

No New Impact. As discussed previously, the proposed Project would not result in any wastewater, therefore there would be no demand for wastewater service due to the Project. Thus, no new impact would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
UTILITIES AND SERVICE SYSTEMS				
Would the project:				
42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan; Lamb Canyon Landfill, accessible at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007>

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 analyzed the potential impacts related to solid waste. The EIR determined that 9.88 tons of solid waste would be generated during construction of the Beaumont Gateway Specific Plan. With incorporation of mitigation measures and adherence to local and state regulations regarding solid waste diversion, impacts related to solid waste were determined to be less than significant.

The 2012 and 2021 Addendum concluded that the Addendum Project would not result in new, additional, or different solid waste service impacts than were considered and addressed in the Certified EIR.

Summary of Impacts with the Proposed Project

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

No New Impact. The closest landfill to the Project site is the Lamb Canyon Landfill, which is located approximately 6 roadway miles away at 16411 Lamb Canyon Rd in Beaumont. The landfill is permitted to accept 5,000 tons per day of solid waste and is permitted to operate through 2032 (CalRecycle 2020). In July 2023, the Lamb Canyon Landfill has a maximum daily disposal of 2,531.82 tons; having a daily additional capacity for 2,469 tons of solid waste.

The proposed Project would only generate waste during the construction phase, as the site would only serve as a parking lot once operational. Solid waste from construction of the Project would be significantly less than that analyzed in EIR No. 1994092040, therefore there would be no new impacts.

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

No New Impact. The proposed Project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 341, that requires diversion of 75 percent of solid waste. Implementation of the proposed Project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of Project compliance with these programs. Therefore, new impacts related to compliance with solid waste regulations would not occur. No new impacts would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
UTILITIES AND SERVICE SYSTEMS				
Would the project:				
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 analyzed the potential impacts related to utilities and determined that buildout of the Specific Plan would increase the demand for electricity, natural gas, telephone, and other services. However, the increased demand would be able to be met by utility service providers. The EIR included one mitigation measure to decrease energy demand on the grid by incorporating passive solar heating and cooling techniques.

The 2012 and 2021 Addendum concluded that the Addendum Project would not result in new, additional, or different utility service impacts than were considered and addressed in the Certified EIR.

Summary of Impacts with the Proposed Project

a-f) No New Impact. The Project site is vacant and undeveloped and does not currently generate a demand for utilities and would be used as a truck trailer parking lot after construction, implementation of the proposed Project would not increase demand for natural gas, communication systems, maintenance of public facilities, or potentially other governmental services. The proposed Project would require electricity for the pole mounted light fixtures on site which would be provided by Southern California Edison. The County Engineer shall be kept apprised of any dealings with Southern California Edison, as described in Certified EIR MM UT-1. However, the increase in demand for electricity would be significantly lower than what was analyzed in EIR No. 1994092040. Therefore, the Project would not result in the construction of new utility facilities that could cause significant environmental effects, and no new impacts would occur.

Conditions of Approval

AB 341: This state law requires diversion of 75 percent of solid waste from landfills.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

Revisions to applicable mitigation measures from EIR No. 1994092040 are made in bold italics.

MM UT-1 (Formerly EIR No. 1994092040 Mitigation Measure Utilities-3): The City [*or County*] Engineer shall be kept apprised of all dealings with the Southern California Gas Company, Southern California Edison, or any other utility purveyor when any proposed construction occurs.

Other mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

The applicable mitigation measures from EIR No. 1994092040, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe utilities related impacts would result from the proposed Project; therefore, no new mitigation measures are required for utilities.

Conclusion for Utilities/Service Systems

Impacts related to utilities from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding utilities. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database; County of Riverside Multi-Jurisdictional Hazard Mitigation Plan, 2012; CAL Fire, California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>.

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 analyzed the potential impacts related to wildfires and determined that the Specific Plan area is located in a Hazardous Fire Area zone. The EIR proposed fuel modification zones in the Beaumont Gateway Project area in order to limit impacts related to wildfire. Furthermore, implementation of the Specific Plan would comply with the County’s fire protection standards and conditions to reduce wildfire related impacts to a less than significant level with mitigation.

The 2012 Addendum did not analyze impacts related to wildfire as it was not a CEQA threshold at the time.

The 2021 Addendum analyzed the impacts related to wildfires and determined that the site is partially within a Very High Fire Severity Zone. However, the Project does not propose any new permanent structures, therefore there would be no new impacts related to wildfires that were not already analyzed in the Certified EIR.

Summary of Impacts with the Proposed Project

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

No New Impact. The California Fire Hazard Severity Zone Mapping identifies that the Project site is within a Very High Fire Severity Zone. As described previously, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

Construction

The proposed construction activities, including grading, excavation, and paving, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. The shared access road to the west of the Project site would be operational by the time construction on the Project begins. During construction, the shared access road and Fourth Street would remain open to ensure adequate emergency access to the Project area and vicinity, and no new impacts related to interference with an adopted emergency response or evacuation plan due to implementation of the Project.

Operation

The Project consists of a truck trailer parking lot that would be permitted and approved in compliance with the California Fire Code and the Riverside County Ordinance No. 787, Fire Code, which provides requirements related to emergency access. Compliance with these requirements would be verified by

the County prior to approving building permits for the Project. Direct access to the Project site would be provided from the shared access road adjacent to the west boundary of the Project site. As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

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

No New Impact. The Project site is generally flat due to previous grading and some of the surrounding areas contain hills and steep slopes. The Project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind susceptibility. The Project does not propose the construction of any flammable structures on the site that would exacerbate the risk of and be exposed to fire, only a prefabricated guard shack. Overall, the Project would not exacerbate wildfire risks, and no new impacts would occur.

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

No New Impact. As discussed previously, the Project does not propose the construction of any flammable structures on the site. The Project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. Therefore, no new impacts would occur.

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

No New Impacts. The Project site is partially in a Very High Fire Severity Zone, and there is evidence of previous landslides in areas surrounding the Project site. Operation of the Project site would require two onsite employees for security. However, as discussed previously, the Project does not propose the construction of any flammable structures on the site and the Project would be required to comply with California Fire Code and Riverside County Ordinance No.787, Fire Code, which provides requirements to reduce the potential fires that include vegetation management, construction materials and methods, and provision of fire flows. Compliance with these requirements would be verified during the permitting process. Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope stability, or drainage changes, and no new impacts would occur.

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

No New Impact. The Project site is partially located in a Very High Fire Severity Zone. As discussed previously, the Project does not propose the construction of any flammable structures on the site. Therefore, the Project would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, and no new impacts would occur.

Conditions of Approval

No conditions of approval related to wildfire are required.

Mitigation/Monitoring Required

Applicable EIR No. 1994092040 Mitigation Measures

Mitigation measures included in EIR No. 1994092040 are not applicable to the proposed Project.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe wildfire related impacts would result from the proposed Project; therefore, no new mitigation measures are required for wildfire.

Conclusion for Wildfire

Consistent with the determination of EIR No. 1994092040, impacts related to wildfire from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in State CEQA Guidelines section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding wildfire. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
MANDATORY FINDINGS OF SIGNIFICANCE				
Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 analyzed the impacts related to the degradation of the quality of the environment such as to biological resources and cultural resources. EIR No. 1994092040 determined that impacts to biological resources, then labeled as wildlife and vegetation, would be significant and unavoidable, even with implementation of included mitigation measures. The EIR found that impacts to cultural

resources, then analyzed in the Cultural and Scientific Resources section, would be less than significant.

The 2012 and 2021 Addendum concluded that no new, additional, or different impacts would occur due to implementation of the Hidden Canyon Industrial Park Specific Plan.

Summary of Impacts with the Proposed Project

No New Impact. As described previously, the Project features a truck trailer parking lot within the Project site. The Project site was previously graded and has no known historical or archaeological resources, but it has potential for paleontological resources. The Project site has been continually disturbed since its initial grading and is therefore not suitable habitat for any fish or wildlife species. detailed previously in this Addendum, the proposed Project would comply with applicable mitigation measures from EIR No. 1994092040. With the application of these previous mitigation measures, impacts would be less than significant. As such, no new impact would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
MANDATORY FINDINGS OF SIGNIFICANCE				
Does the Project:				
46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040 discussed cumulative impacts resulting from implementation of the Beaumont Gateway Specific Plan. The EIR concluded that the Specific Plan would have significant and unavoidable cumulative impacts, including those to Climate and Air Quality, Noise, Land Use, and Wildlife and Vegetation.

The 2012 and 2021 Addendum concluded that no new, additional, or different cumulative impacts would occur due to implementation of the Hidden Canyon Industrial Park Specific Plan.

Summary of Impacts with the proposed Project

No New Impact. The proposed Project includes use of a truck trailer lot to serve nearby industrial uses. As described above, all of the potential impacts related to implementation of the Project would be less than significant or reduced to a less than significant level with implementation of mitigation measures from EIR No. 1994092040 and conditions of approval that are imposed by the County of Riverside and effectively reduce environmental impacts.

The cumulative effect of the proposed Project taken into consideration with the other development projects in the area would be limited, because the Project would develop the site in consistency with the Specific Plan, General Plan, and municipal code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Thus, impacts to environmental

resources or issue areas would not be cumulatively considerable; and no new cumulative impacts would occur.

	Potentially Significant New Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
MANDATORY FINDINGS OF SIGNIFICANCE				
Does the Project:				
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Staff Review, Project Application Materials
Summary of Impacts with the Approved Specific Plan

EIR No. 1994092040, the 2012 Addendum and the 2021 Addendum determined that with implementation of the mitigation measures and conditions of approval buildout of the Beaumont Gateway Specific Plan and Hidden Canyon Industrial Park Specific Plan would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Summary of Impacts with the proposed Project

No New Impact. The proposed Project includes use of the area as a truck trailer parking lot to serve nearby industrial uses. The Project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of previously certified mitigation measures and conditions of that are required by the County. Consequently, the proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and no new impacts would occur.

Conclusion for Mandatory Findings of Significance

Consistent with the determination of EIR No. 1994092040, impacts related to mandatory findings of significance from implementation of the proposed Project would be less than significant with implementation of mitigation measures and conditions of approval. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 1994092040.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding mandatory findings of significance. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

V. EARLIER ANALYSES

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

Earlier Analyses Used, if any: EIR No. 1994092040

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.