Patterson and Harvill Business Center

MITIGATED NEGATIVE DECLARATION

Prepared in accordance with the California Environmental Quality Act (CEQA)

PPT220026
CEQ/EA No. 220058

Lead Agency:
County of Riverside
4080 Lemon Street
Riverside, CA 92501
Contact: Krista Mason
kmason@rivco.org

Applicant:
LDC Industrial Realty, LLC
555 N El Camino Real, #A456
San Clemente, CA 92672

CEQA Consultant:
T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

October 25, 2024

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (EA)/CEQA Case Number: Case No. CEQ220058
Project Case Type(s) and Number(s): Plot Plan No. 220026
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Contact Person: Krista Mason; kmason@rivco.org
Telephone Number: (951) 955-1722
Applicant's Name: LDC Industrial, Realty, LLC
Applicant's Address: 555 N. El Camino Real, #A456, San Clemente, CA 92672

V. PROJECT INFORMATION

Project Location

The 4.79-acre property (herein, "Project site") that is the subject of this Mitigated Negative Declaration (MND) is located between Patterson Avenue and Harvill Avenue, approximately 0.1-mile south of Cajalco Road in the Mead Valley community of unincorporated Riverside County. The Project site consists of one parcel with Assessor's Parcel Number (APN) 317-160-037. The Project site occurs within Section 12, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian. The Project's location is depicted on Figure 1, *Regional Location Map*, and Figure 2, *Vicinity Map*.

Existing Conditions

As shown on Figure 3, *Aerial Photograph*, and Figure 4, *USGS Topographical Map*, the 4.79-acre Project site consists of gently sloping, undeveloped and vacant land. The site is routinely subject to discing and weed abatement for fire abatement purposes. Elevations on the Project site range from approximately 1,512 feet above mean sea level (amsl) in the southeast corner of the site to approximately 1,523 feet amsl in the northern portion of the site.

The Project site is located within the Mead Valley Area Plan (MVAP) portion of the Riverside County General Plan, and also is located within the boundaries of the "A" Street Corridor Specific Plan No. 100 (SP 100). The General Plan and MVAP designate the Project site for "Light Industrial (LI)" land uses with a Community Center Overlay (COO). The LI land use designation is intended to allow for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (Riverside County, 2018, Table 1 and Figure 3). The COO covers 317 acres in Mead Valley, is intended for an optional community center development under a Specific Plan, and is specifically not intended to prohibit to any extent the development of uses allowable pursuant to a property's underlying land use designation (Riverside County, 2018, p. 10). The Project site is zoned "Manufacturing – Service Commercial (M-SC)," which is intended to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base (Riverside County, 2021b, p. XI-1). Although the Project site occurs within the boundaries of SP 100, SP 100 does not provide land use information and was adopted for the purpose of establishing an alignment and the design of Harvill Avenue only.

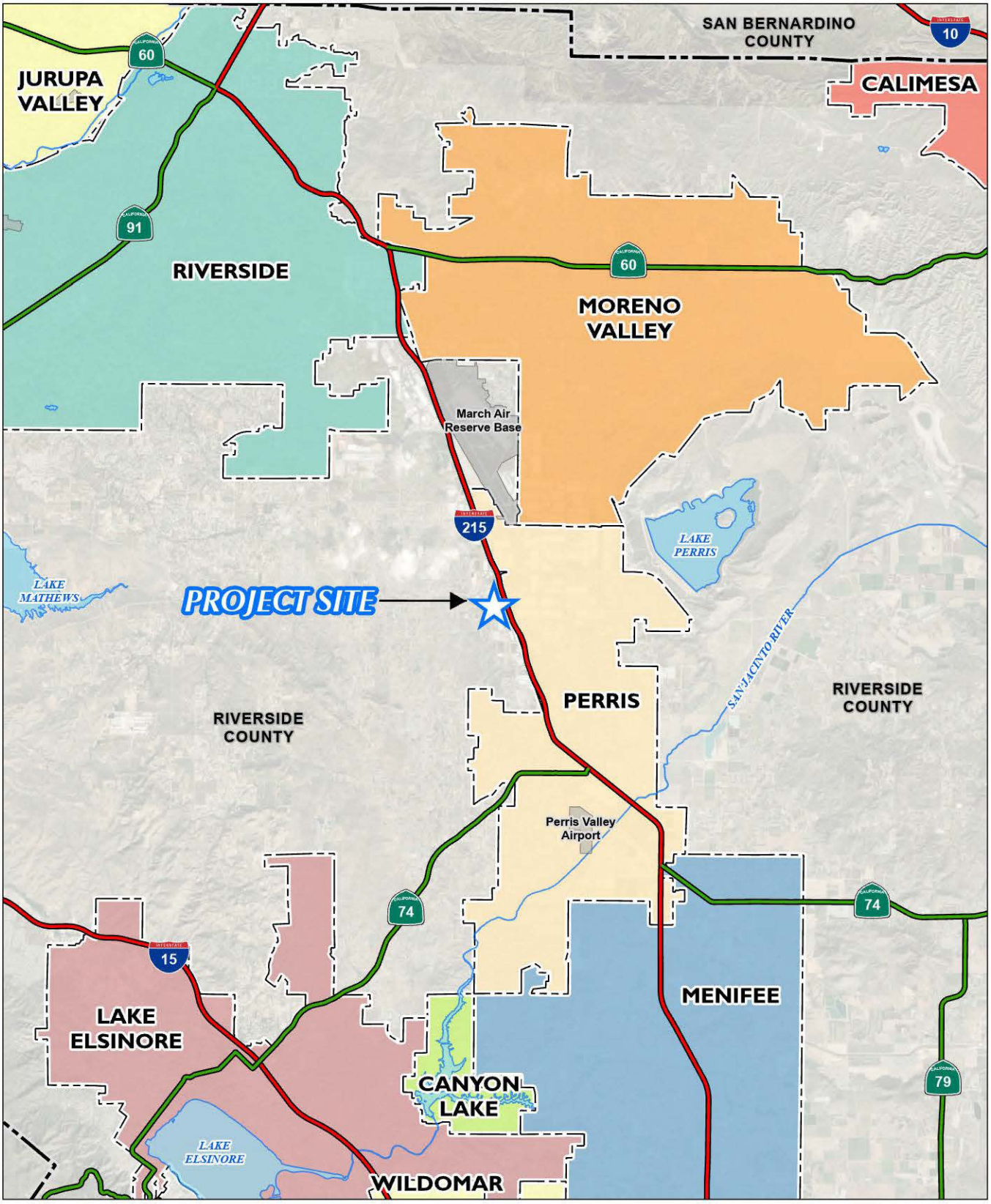
Project Description

The Project consists of an application for a Plot Plan (PPT 220026) to allow for development of the 4.79-acre Project site with a 100,924 square-foot (s.f.) warehouse building. The Project's conceptual site plan is depicted on Figure 5,. *Preliminary Site Plan*. As shown, the proposed 100,094 s.f. building would consist of 93,924 s.f. of warehouse space, a 3,500 s.f. office on the ground floor, and a 3,500 s.f. mezzanine level office on the second floor. Although cold storage (temperature controlled warehouse space) is not anticipated, for purposes of presenting a conservative analysis within this MND, it is assumed that up to 20% of the building area (20,185 s.f.) could consist of cold storage warehouse use, with the remaining 80% of the building (80,739 s.f.) consisting of general warehousing. The proposed office spaces would occur at the northwest and/or northeast corner of the building, with the remaining portions of the building consisting of the proposed warehouse uses.

As shown on Figure 5, 11 truck docking doors are proposed along central portion of the southern building façade. Access to the truck court would be controlled by gates and an 8-foot-tall tubular steel fence on top of an approximately 5 foot high retaining wall would secure the truck court on its south side. A total of 76 parking spaces for passenger vehicles and vans would be accommodated on the site, with most of the proposed parking occurring in the northern portions of the site along with a parking area in the southeastern portion of the site. Access to the Project site is proposed from two driveways connecting with Patterson Avenue and two driveways connecting with Harvill Avenue. The southerly driveway connecting with Patterson Avenue would serve trucks, and trucks would be confined to the southern portion of the Project site. Trucks would enter from the southerly driveway on Patterson Avenue, pass through the security gate, stop slightly past their loading position, and then back their trailer in to a loading bay. To exit, trucks would pull out of the loading bay, pass through the security gate, and exit from the same southerly driveway on Patterson Avenue. The other three driveways would serve passenger vehicles and emergency vehicles only. The Project design provides for 24-foot-wide fire access lanes along the northern and southern sides of the building. The Project also includes improvements to Patterson Avenue and Harvill Avenue along the site frontages with tapers to the north and to the south as shown in Figure 6, *Off-Site Improvements.* The improvements would consist of widening, paving, lane striping, installation of a sidewalk along the Project site's frontages, and associated improvements. Recently installed paving (2023) in the Patterson Avenue right-of-way also may need to be reconstructed or resurfaced as determined by the County Transportation Department as part of the street improvement plan and building permit plan check process.

Figure 7, *Conceptual Grading Plan*, depicts the Project's conceptual grading plan. As shown, the Project site would be graded in a manner that largely approximates the site's existing, relatively flat and gently sloping topographic condition. Grading would involve a total of 15,100 cubic yards (cy) of cut and 10,300 cy of fill, with a total of 4,800 cy of soil export. Retaining walls are proposed along the northern and southern boundaries of the site, with the retaining walls along the northern boundary measuring up to 2.0 feet in height and the retaining wall along the southern boundary measuring up to 4.9 feet in height. Slopes are mostly limited to the eastern portion of the site, which would be constructed at a maximum gradient of 2:1 (horizontal:vertical) up to a maximum height of approximately three feet.

The Project's conceptual grading plan also addresses site drainage. Runoff generated from the Project site will be collected by onsite inlets, conveyed through an underground storm drain system, and discharged into a single onsite best management practice (BMP) referred to as BMP 1, which is a

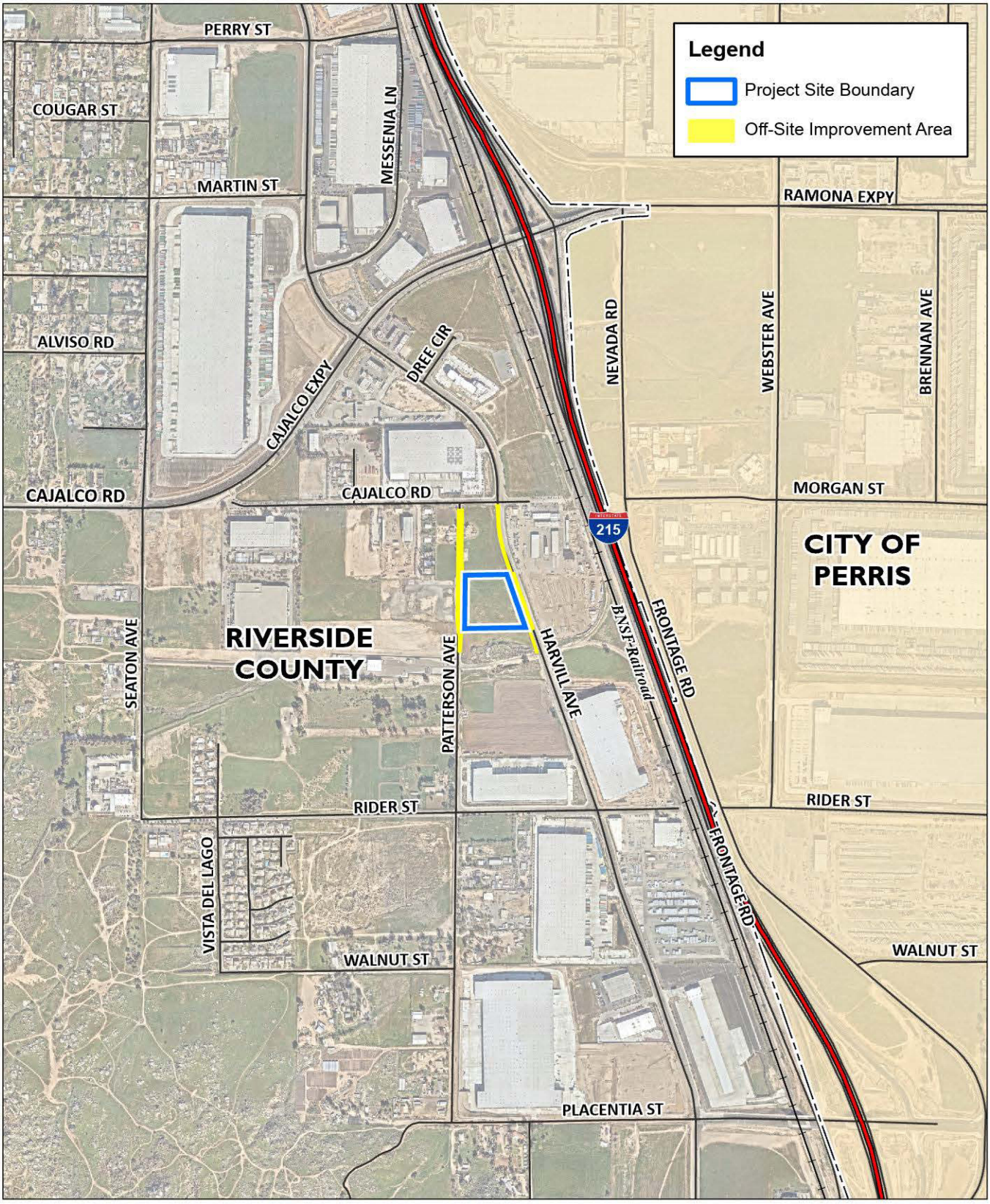


Source(s): Esri, RCIT (2024)

Figure 1

0 0.75 1.5 3 Miles

Regional Location Map



Source(s): Esri, Nearmap (2023), RCIT (2024)

Figure 2

0 300 600 1,200 Feet

Vicinity Map

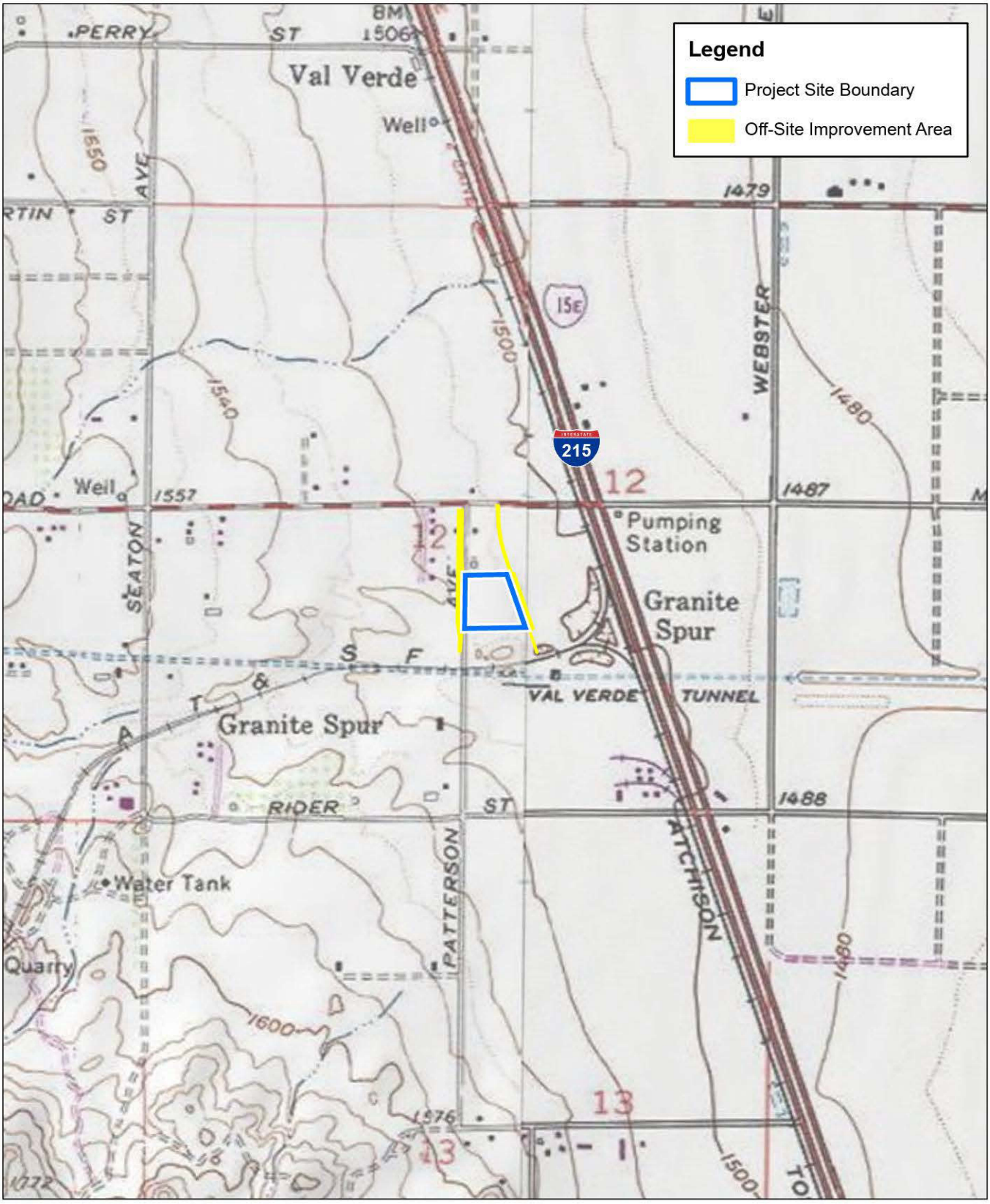


Source(s): Esri, Nearmap Imagery (2023)

Figure 3

0 62.5 125 250 Feet

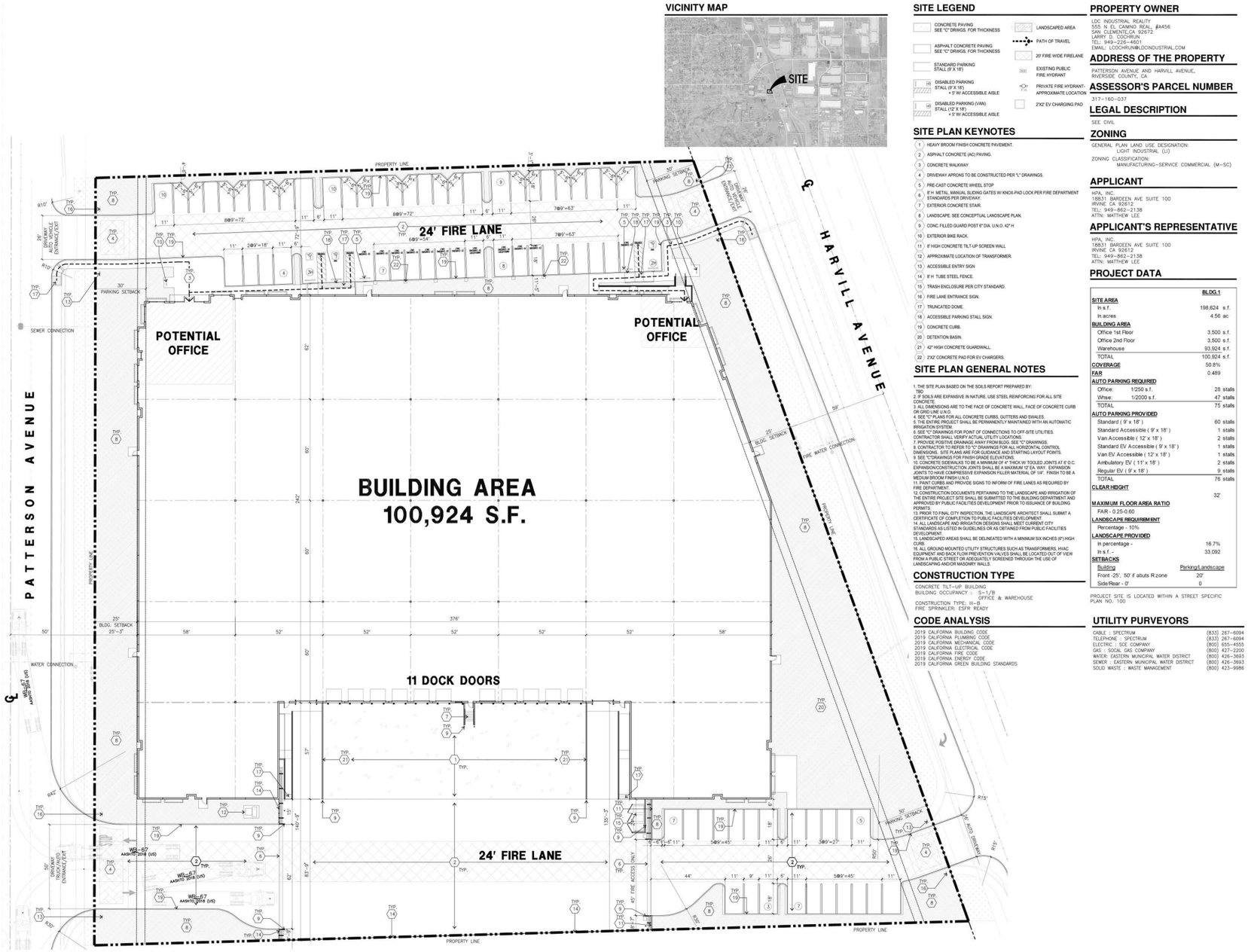
Aerial Photograph



Source(s): Esri, RCIT (2024), USGS (2013)

Figure 4

USGS Topographical Map



VICINITY MAP

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- ASPHALT CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- DISABLED PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- DISABLED PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- PATH OF TRAVEL
- 20' FIRE WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION
- 2'X2' EV CHARGING PAD

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
5. PRE-CAST CONCRETE WHEEL STOP
6. 8' H. METAL MANUAL SLIDING GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. EXTERIOR CONCRETE STAIR.
8. LANDSCAPE. SEE CONCEPTUAL LANDSCAPE PLAN.
9. CONC. FILLED GUARD POST 6" DIA. U.N.O. 42" H
10. EXTERIOR BIKE RACK.
11. 8' HIGH CONCRETE TILT-UP SCREEN WALL
12. APPROXIMATE LOCATION OF TRANSFORMER.
13. ACCESSIBLE ENTRY SIGN
14. 6' H. TUBE STEEL FENCE.
15. TRASH ENCLOSURE PER CITY STANDARD.
16. FIRE LANE ENTRANCE SIGN.
17. TRUNCATED DOME.
18. ACCESSIBLE PARKING STALL SIGN.
19. CONCRETE CURB.
20. DETENTION BASIN.
21. 42" HIGH CONCRETE GUARDWALL.
22. 2'X2' CONCRETE PAD FOR EV CHARGERS.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
16. ALL GROUND MOUNTED UTILITY STRUCTURES SUCH AS TRANSFORMERS, HVAC EQUIPMENT AND BACK FLOW PREVENTION VALVES SHALL BE LOCATED OUT OF VIEW FROM A PUBLIC STREET OR ADEQUATELY SCREENED THROUGH THE USE OF LANDSCAPING AND/OR MASONRY WALLS.

CONSTRUCTION TYPE

CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY : S-1/B
OFFICE & WAREHOUSE
CONSTRUCTION TYPE: III-B
FIRE SPRINKLER: ESFR READY

CODE ANALYSIS

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

PROPERTY OWNER

LDC INDUSTRIAL REALITY
555 N. EL CAMINO REAL, #A456
SAN CLEMENTE,CA 92672
LARRY D., COCHRUN
TEL: 949-226-4601
EMAIL: LCOCHRUN@LDCINDUSTRIAL.COM

ADDRESS OF THE PROPERTY

PATTERSON AVENUE AND HARVILL AVENUE,
RIVERSIDE COUNTY, CA.

ASSESSOR'S PARCEL NUMBER

317-160-037

LEGAL DESCRIPTION

SEE CIVIL

ZONING

GENERAL PLAN LAND USE DESIGNATION:
LIGHT INDUSTRIAL (LI)
ZONING CLASSIFICATION:
MANUFACTURING-SERVICE COMMERCIAL (M-SC)

APPLICANT

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2138
ATTN: MATTHEW LEE

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2138
ATTN: MATTHEW LEE

PROJECT DATA

	BLDG-1
SITE AREA	
In s.f.	198,624 s.f.
In acres	4.56 ac
BUILDING AREA	
Office 1st Floor	3,500 s.f.
Office 2nd Floor	3,500 s.f.
Warehouse	93,924 s.f.
TOTAL	100,924 s.f.
COVERAGE	50.8%
FAR	0.489
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	28 stalls
Whse: 1/2000 s.f.	47 stalls
TOTAL	75 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	60 stalls
Standard Accessible (9' x 18')	1 stalls
Van Accessible (12' x 18')	2 stalls
Standard EV Accessible (9' x 18')	1 stalls
Van EV Accessible (12' x 18')	1 stalls
Ambulatory EV (11' x 18')	2 stalls
Regular EV (9' x 18')	9 stalls
TOTAL	76 stalls
CLEAR HEIGHT	32'
MAXIMUM FLOOR AREA RATIO	
FAR - 0.25-0.60	
LANDSCAPE REQUIREMENT	
Percentage - 10%	
LANDSCAPE PROVIDED	
In percentage -	16.7%
In s.f. -	33,092
SETBACKS	
Building	Parking/Landscape
Front -25', 50' if abuts R zone	20'
Side/Rear - 0'	0

PROJECT SITE IS LOCATED WITHIN A STREET SPECIFIC PLAN NO. 100

UTILITY PURVEYORS

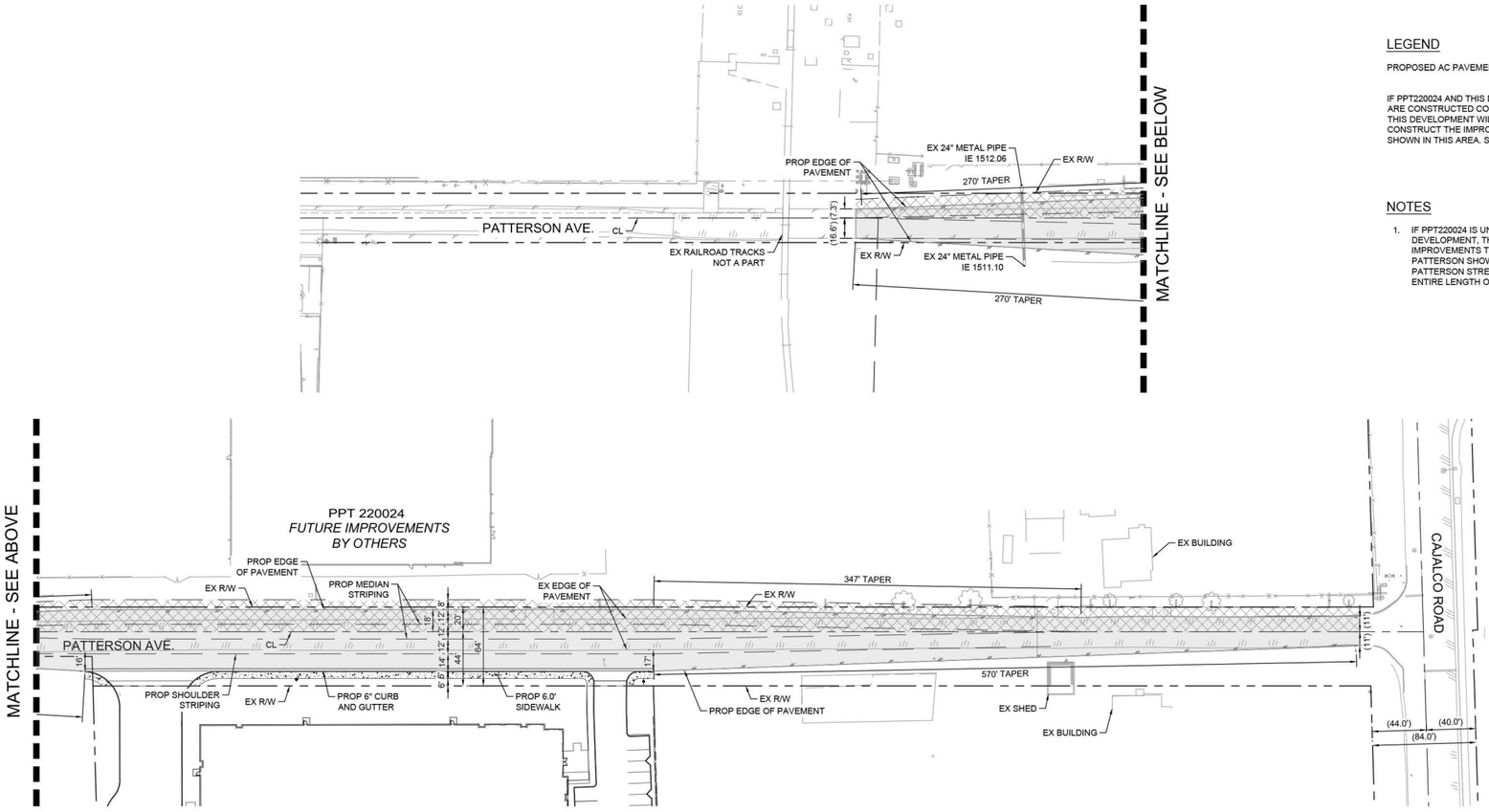
CABLE : SPECTRUM	(833) 267-6094
TELEPHONE : SPECTRUM	(833) 267-6094
ELECTRIC : SCE COMPANY	(800) 655-4555
GAS : SOCAL GAS COMPANY	(800) 427-2200
WATER: EASTERN MUNICIPAL WATER DISTRICT	(800) 426-3693
SEWER : EASTERN MUNICIPAL WATER DISTRICT	(800) 426-3693
SOLID WASTE : WASTE MANAGEMENT	(800) 423-9986

Source(s): HPA (May 2024)

Figure 5

Not to Scale

Preliminary Site Plan



LEGEND

PROPOSED AC PAVEMENT

IF PPT220024 AND THIS DEVELOPMENT ARE CONSTRUCTED CONCURRENTLY, THIS DEVELOPMENT WILL NOT CONSTRUCT THE IMPROVEMENTS SHOWN IN THIS AREA. SEE NOTE 1.

NOTES

1. IF PPT220024 IS UNDER CONSTRUCTION CONCURRENTLY WITH THIS DEVELOPMENT, THIS PROJECT WILL ONLY CONSTRUCT PATTERSON STREET IMPROVEMENTS TO THE EAST OF THE CENTERLINE FOR THE ENTIRE LENGTH OF PATTERSON SHOWN. PPT220024 WILL BE RESPONSIBLE FOR THE ULTIMATE PATTERSON STREET IMPROVEMENTS TO THE WEST OF THE CENTERLINE FOR THE ENTIRE LENGTH OF PATTERSON SHOWN.

STREET IMPROVEMENTS - PATTERSON AVENUE

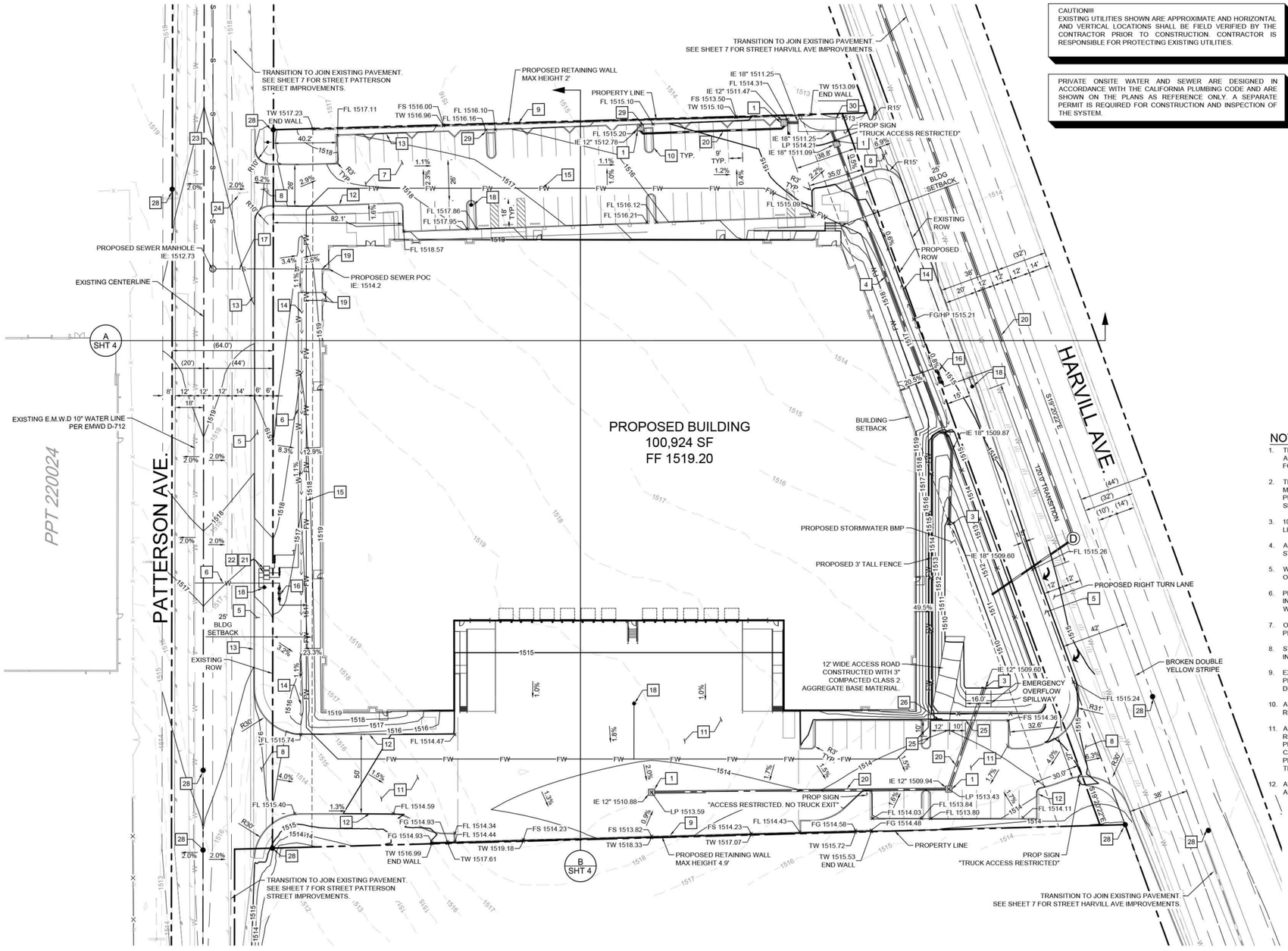
STREET IMPROVEMENTS - HARVILL AVE

Source(s): Kimley-Horn (July 2024)

Figure 6

Not to Scale

Off-Site Improvements



CAUTION!!
EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HORIZONTAL AND VERTICAL LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES.

PRIVATE ONSITE WATER AND SEWER ARE DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND ARE SHOWN ON THE PLANS AS REFERENCE ONLY. A SEPARATE PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.

CONSTRUCTION NOTES

1. PROPOSED GRATE INLET
3. PROPOSED BMP HEADWALL
4. PROPOSED 18" HDPE STORM LINE
5. CONSTRUCT 4" P.C.C. SIDEWALK
6. PROPOSED 3" WATER LINE
7. 3" A.C. DRIVE AISLE AND PARKING AREA
8. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER RIVERSIDE COUNTY STD. 207A.
9. PROPOSED RETAINING WALL.
10. PROPOSED LANDSCAPE ISLAND.
11. CONSTRUCT 8" P.C.C. TRUCK COURT
12. CONSTRUCT 6" CURB ONLY (ONSITE)
13. CONSTRUCT 6" CURB AND GUTTER
14. PROPOSED EARTHEN SWALE
15. PROPOSED 10" FIRELINE
16. PROPOSED FIRE BACKFLOW PREVENTER
17. PROPOSED 6" PVC SEWER
18. PROPOSED FIRE HYDRANT
19. PROPOSED BUILDING POINT OF CONNECTION. CONTINUATION PER PLUMBING PLANS
20. PROPOSED 12" HDPE STORM LINE. LOCATION PER RIVERSIDE COUNTY STD. 817.
21. PROPOSED DOMESTIC METER AND BACKFLOW
22. PROPOSESD IRRIGATION METER AND BACKFLOW
23. PROPOSED 8" PVC SEWER
24. EXISTING POWER POLE TO BE RELOCATED
25. TRANSITION FROM 6" CURB TO ROLLED CURB
26. ROLLED CURB
28. SURVEY MONUMENT TO BE PROTECTED IN PLACE. IF DISTURBED DURING CONSTRUCTION CONTRACTOR TO REPLACE AND RESET. CONSTRUCTION CORNER RECORD REQUIRED PRIOR TO START OF CONSTRUCTION.
29. CONSTRUCT 2' CURB OPENING
30. PROPOSED MWS-L-8-24 MODULAR WETLAND SYSTEM BMP

NOTES:

1. THE PRIVATE WATER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY." A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.
2. THE PRIVATE ON-SITE SEWER SYSTEM WITH WELDED JOINTS AND CLEANOUTS SHALL BE DESIGNED TO MEET THE STANDARDS OF THE CALIFORNIA PLUMBING CODE. PRIVATE MAINS WITH MANHOLES AND PUSH-ON JOINTS SHALL BE DESIGNED PER THE SEWER DESIGN GUIDE AND WILL MEET STATE SEPARATION REQUIREMENT.
3. 10' MINIMUM HORIZONTAL SEPARATION BETWEEN PROPOSED DOMESTIC WATER AND SANITARY SEWER LINES.
4. ALL WATER CROSSINGS SHOULD HAVE A MINIMUM CLEARANCE OF 12" FROM ANY SEWER OR STORMDRAIN CROSSING.
5. WATER AND FIRE MAINS SHALL BE INSTALLED WITH A MINIMUM 3' VERTICAL CLEARANCE FROM THE TOP OF FINISHED GRADE TO THE TOP OF THE PIPE.
6. PRIOR TO CONNECTING TO ANY EXISTING SEWER LATERAL, IT SHALL BE CLOSED CIRCUIT TELEVISION INSPECTED BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR TO VERIFY LATERAL IS IN GOOD WORKING CONDITION AND FREE OF ALL DEBRIS.
7. ON-SITE ELECTRIC AND COMMUNICATION LINES SERVING THE SITE TO BE PROPOSED BY ELECTRICAL PER SEPARATE PERMIT.
8. STUB POINT OF CONNECTION 5' FROM BUILDING. REFER TO MEP PLANS PER SEPARATE PERMIT FOR INVERT ELEVATION AND CONTINUATION TO BUILDING.
9. EXCAVATION FOR UTILITY TRENCHES TO BE 2' BELOW DEEPEST UTILITY FLOW LINE/INVERT ELEVATION PER GEOTECHNICAL RECOMMENDATIONS. CONTRACTOR/DEVELOPER TO DETERMINE APPROPRIATE DEPTH OF TRENCH FOR SHALLOW UTILITIES ADJACENT TO DEEP UTILITIES.
10. ALL EXISTING UTILITIES SHOWN BASED ON AS-BUILT INFORMATION. CONTRACTOR TO COORDINATE REMOVAL OF ANY EXISTING WET UTILITIES FOUND DURING CONSTRUCTION.
11. ALL PLANS FOR PRIVATE FIRE SERVICE MAINS AND PRIVATE FIRE HYDRANTS ARE SHOWN FOR REFERENCE ONLY AND MUST BE SUBMITTED SEPARATELY FOR APPROVAL PRIOR TO INSTALLATION. ALL PRIVATE FIRE SYSTEMS WILL BE DEFINED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE; CALIFORNIA FIRE CODE; AND NFPA 24. PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES. PLANS SHALL BE SINGLE FIRE LINE DRAWINGS SHOWING ALL OF THE APPLICABLE REQUIREMENTS OF THE CODES SPECIFIED ABOVE.
12. ALL DRY UTILITIES SHOWN FOR REFERENCE ONLY AND MUST BE SUBMITTED SEPARATELY FOR APPROVAL PRIOR TO INSTALLATION.

Source(s): Kimley-Horn (July 2024)

Figure 7

Not to Scale

Conceptual Grading Plan

bioretention area for both treatment and detention. As part of the proposed improvements, the Project would construct a 24-inch extension of the Riverside County Flood Control & Water Conservation District (RCFC) Line E-8 in Harvill Avenue north to a connection point near Cajalco Road. BMP 1 would discharge into the proposed 24-inch pipe, which would ultimately connect to Line E-8 at node POC EX1 of the Perris Valley Master Drainage Plan (PVMDP) Master Drainage Area Map. (Kimley Horn, 2024b, p. 3-3)

Figure 8, *Exterior Elevations*, depicts the proposed architectural elevations for the proposed building. As shown, the building would consist of concrete tilt-up panels that would have a variable roofline measuring between 41.5 feet in height to 44.0 feet in height. The building would be white, grey, and light brown. The proposed office portions of the building also would include brown accent paints, but primarily would consist of tempered glazing (i.e., glass).

Figure 9, *Conceptual Landscape Plan*, depicts the Project's proposed landscape plan. As shown, landscaping on the Project site would consist of a combination of trees, shrubs, and groundcover. Specifically, the Project's frontage with Patterson Avenue would be landscaped with a mixture of 36-inch box Thornless Palo Verde (*Cercidium 'Desert Museum')*, 24-inch box magnolia trees (*Magnoilia grandflora* 'Samuel Sommer'), 24- and 36-inch box Afghan Pine (*Pinus eldarica*), and 24-inch box Chinese pistache (*Pistacia chinensis*). The Project's frontage with Harvill Avenue would be planted with a mixture of 36-inch box Thornless Palo Verde (Cercidium 'Desert Museum') and 24- and 36-inch box African sumac (*Rhus lancea*) trees. The proposed water quality BMP in the southeastern portion of the Project site would be landscaped with California Meadow Sedge (*Carex pansa*). All four of the driveway entrance areas would include 36-inch box thornless palo verde (*Cercidium* 'Desert Museum') trees. The northern and southeastern parking areas would be landscaped with 36-inch box Thornless Palo Verde (*Cercidium* 'Desert Museum'), 36-inch box chitalpa (*Chitalpa tashkentensis*) and 36-inch Brisbane box (*Tristania conferta*) trees, while the truck access driveway along Patterson Avenue would be landscaped with 36-inch box Thornless Palo Verde (*Cercidium* 'Desert Museum') and 36-inch Brisbane box (*Tristania conferta*) trees. In order to avoid conflicts with large vehicle movements, no trees would occur inside the truck court.

Water service to the Project would be accommodated by connections to an existing Eastern Municipal Water District (EMWD) 14-inch water line within Patterson Avenue, while water for fire service would be provided via proposed 10-inch fire lines that would connect to the existing EMWD water lines within Patterson Avenue and Harvill Avenue along the Project site's frontage. Sewer service to the Project would be accommodated by a proposed 8-inch sewer line within Patterson Avenue that would connect to an existing 21-inch sewer main within Cajalco Road. The offsite sewer line installation in Patterson Avenue is considered part of the Project.

The future occupant(s) of the Project's building is currently unknown. This MND assumes that the building would be operational 24 hours per day, 365 days per year, with exterior areas lit at night. Lighting would be subject to compliance with Riverside County Ordinance Nos. 655 and 915, which were adopted to prevent significant skyglow or lighting levels affecting other properties (Riverside County, 2014). The building is designed such that business operations would be conducted within the enclosed building, with the exception of vehicular movement, parking, and the loading and unloading of tractor trailers at designated loading bays and trailer parking stalls.

Because Project's building user/tenant is not yet known, the number of jobs that the Project would generate cannot be precisely determined; for purposes of analysis, employment estimates have been

calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimates that light industrial business employ one (1) worker for every 1,030 s.f. of light industrial building area. Based on this employment generation rate, the Project is expected to create approximately 98 new, recurring jobs (100,924 s.f.÷ 1,030 s.f. = 98). (Riverside County, 2021a, Appendix E, Table E-5)

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. DOCK BUMPER
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. TUBE STEEL CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7005 PURE WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7042 SHOJI WHITE
3	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7044 AMAZING GRAY
4	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7604 SMOKEY BLUE
5	MULLIONS	COLOR	CLEAR ANODIZED MULLIONS
6	GLAZING	COLOR	GREY TINT GLAZING
7	METAL CANOPY	PAINT BRAND	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE SW7663 MONORAIL SILVER
8	WOOD SIDING	CEDAR	NICHIHA VINATGE WOOD FIBER CEMENT – CEDAR
9	DOORS	PAINT BRAND	MATCH TO ADJACENT BUILDING COLOR

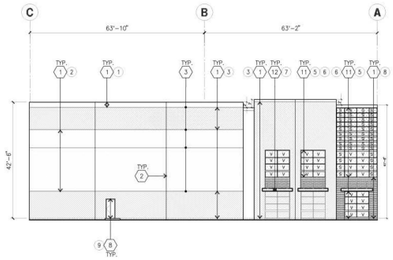
PAINT AND MATERIAL LEGEND

1 2 3 4 7 8

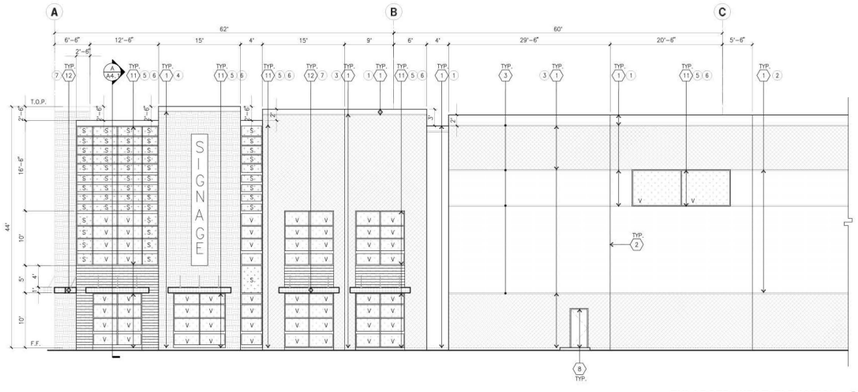
GLAZING LEGEND

SPANDREL GLASS V VISION GLASS

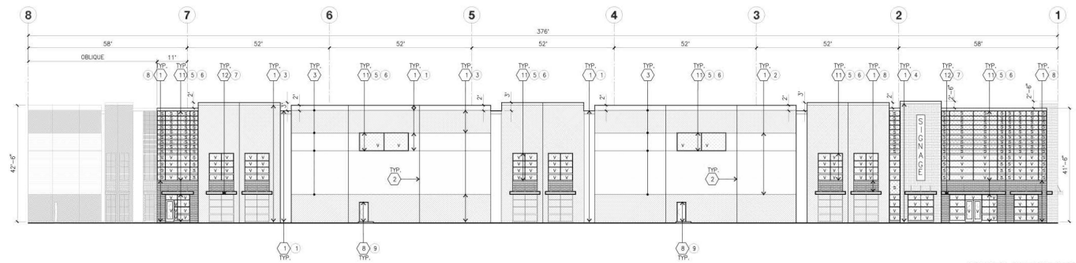
ALL GLAZING TO BE TEMPERED GLASS.



NORTH EAST ELEVATION A
scale: 1/16" = 1'-0"



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



NORTH ELEVATION A
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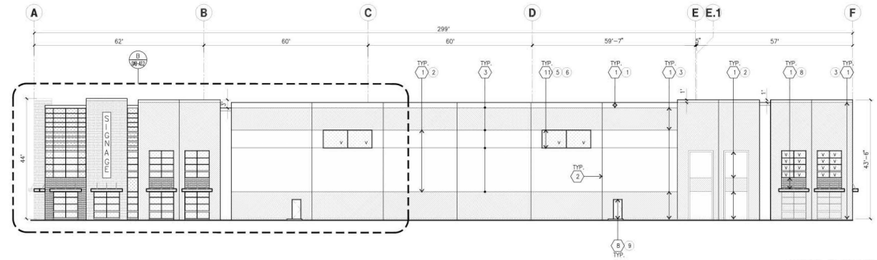
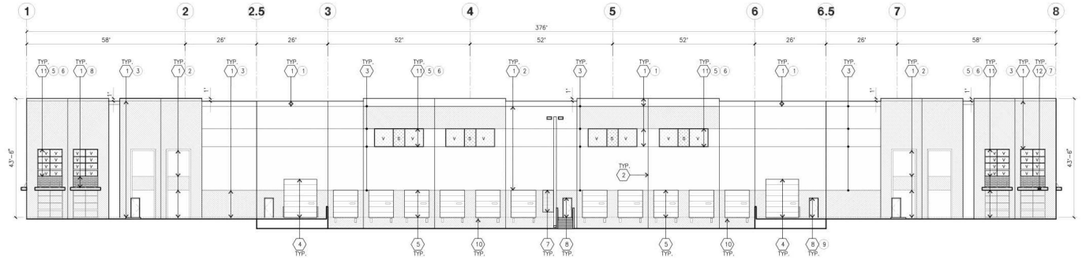
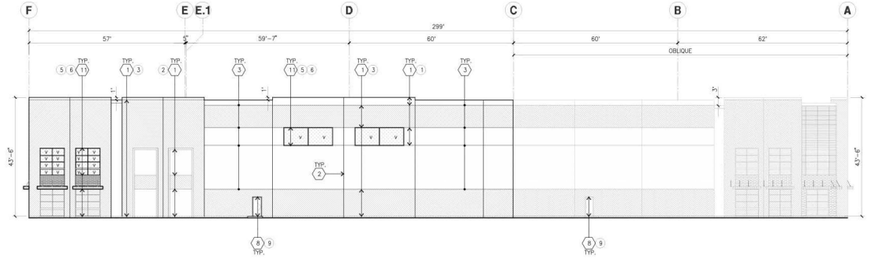


WEST ELEVATION B
scale: 1/16" = 1'-0"



SOUTH ELEVATION C
scale: 1/16" = 1'-0"



EAST ELEVATION D
scale: 1/16" = 1'-0"

Source(s): HPA (06-09-2023)

Figure 8

Not to Scale

Exterior Elevations

PLOT PLAN
CONCEPTUAL LANDSCAPE PLAN - PPT 220026



NOTES:

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL LINEAR ROOT BARRIER. BE SURE TO EXTEND 5' (MIN.) ALONG HARDSCAPE IN BOTH DIRECTIONS FROM THE CENTER OF THE TREE.
2. CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN PLANTERS AND ROCK AREAS.
3. ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
4. PROJECT INCLUDING ON AND OFF SITE TO BE MAINTAINED BY OWNER.
5. PER ORDINANCE NO. 348, SECTION 18.12, 50% OF PARKING AREA SHALL BE SHADED.
6. IRRIGATION AND PLANTING TO BE IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE NO. 859.
7. PER ORDINANCE 457, SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH DROUGHT-TOLERANT SHRUBS, SPACED AT NO MORE THAN 10 FEET ON CENTER; OR TREES, SPACED NOT TO EXCEED 20 FEET ON CENTER, OR A COMBINATION OF SUCH SHRUBS AND TREES AT EQUIVALENT SPACINGS, IN ADDITION TO A DROUGHT-TOLERANT GRASS OR GROUND COVER.
8. LANDSCAPE PLAN TO CONFORM TO ORDINANCE NO. 859.3 AND COUNTY OF RIVERSIDE GUIDE TO CA FRIENDLY LANDSCAPING.
9. ALL ABOVE GROUND UTILITES TO BE SCREENED WITH PLANT MATERIAL.
10. HYDROZONES WILL BE PROPERLY DESIGNATED AND METHODS OF IRRIGATION IDENTIFIED.
11. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES. SLOPED AREA WILL BE IRRIGATION WITH ROTARY HEADS AND PLANTING AREAS LESS THAN 10' IN WIDTH WILL BE USING SUBSURFACE DRIP IRRIGATION. DRIP IRRIGATION WILL ALSO BE UTILIZED IN PLANTING AREASUNDER THE LOW WULCOLS ZONE. PROJECT SHALL USE AT LEAST 40% POINT TO POINT DRIP METHOD.
12. SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS OR LESS THAN 10 FEET IN WIDTH.
13. ALL PLANTER AREAS PROTECTED BY A 6" HIGH CONCRETE CURB
14. CAR OVERHANG AREAS TO BE MULCHED. SHRUBS OR GROUNDCOVER TO BE PLANTED OUTSIDE THE OVERHANG AREA.
15. PLANT MATERIAL IS RESTRICTED TO A MAXIMUM HEIGHT OF 12" AT MATURITY WITHIN RESTRICTED SIGHTLINE AREA PER COUNTY STANDARD.
16. A 6" HIGH CURB WITH A 12" WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
17. PLANT MATERIAL SHALL BE SEPARATED BY WATER NEEDS IN SEPARATE HYDROZONES.
18. FACILITY OPERATORS WILL BE RESPONSIBLE TO ESTABLISH A LONG-TERM MAINTENANCE MECHANISM TO ASSURE THAT THE LANDSCAPING REMAINS IN PLACE AND FUNCTIONAL IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN. OWNER TO BE RESPONSIBLE FOR MAINTENANCE OF RIGHT OF WAY AREAS AS WELL AS ON-SITE LANDSCAPE.
19. IRRIGATION EQUIPMENT OR OTHER ITEMS ALSO MUST NOT EXCEED 12" IN HEIGHT WITHIN THE RESTRICTED ZONE.
20. PRIOR TO PROJECT CONSTRUCTION I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTATION PACKAGE THAT COMPLIES WITH APPLICABLE ORDINANCES INCLUDING BUT NOT LIMITED TO ORDIN. 859.2, 348 AND 461. CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFROMANCE WITH THE APPROVED CONCEPT LANDSCAPE PLAN. SHOULD THE ORDINANCES BE REVISED THE PLANS ARE SUBJECT TO CHANGE.
21. FOR SLOPES WITH 3' OF VERTICAL, GROUNDCOVER PLANT MATERIAL SHALL NOT BE SPACED MORE THAN MAXIMUM 12" ON CENTER.

CONTACT INFORMATION
Owner/Applicant: Matthew Snyder
Phone: 949-324-7131

Landscape Architect: Tom Hayes
Phone: 714-986-2400

CONSTRUCTION CONSERVATION STATEMENT
THE IRRIGATION SYSTEM WILL BE DESIGNED UTILIZING 'STATE OF THE ART' IRRIGATION EQUIPMENT SUCH AS SMART CONTROLLERS, RAIN SHUT OFF DEVICES, MASTER VALVES AND FLOW SENSORS AND WATER EFFICIENT IRRIGATION HEADS.

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS	SPACING
	Cercidium 'Desert Museum' Thornless Palo Verde	36" Box	10	L	Multi	30' O.C.
	Chitalpa tashkentensis Chitalpa	36" Box 24" Box	6 9	L	Standard	30' O.C.
	Magnolia grandiflora 'Samuel Sommer' Magnolia	24" Box	2	M	Standard	25' O.C.
	Pinus eldarica Afghan Pine	24" Box 36" Box	3 6	L	Standard	30' O.C.
	Pistacia chinensis Chinese Pistache	24" Box	2	L	Standard	30' O.C.
	Rhus lancea African Sumac	24" Box 36" Box	7 5	L	Standard	25' O.C.
	Tristania conferta Brisbane Box	15 Gal 36" Box	13 9	M	Standard	25' O.C.

Parking Lot Area including parking stalls
28,842 sf
10% landscape required 2,884 sf
15% landscape provided 4,326 sf

GENERAL PARKING LOT SHADING CRITERIA
ALL PARKING AREAS EXCLUDING DRIVE AISLES SHALL RECEIVE A MIN. 50% SHADING UTILIZING AN ASSORTMENT OF EVERGREEN AND DECIDUOUS TREES. (CANOPY OF TREES WITH 15 YEARS OF AGE)

Parking Lot Shading - 11,178 sf of parking stalls
Required: 5,589 sf (50% of stalls)
Provided: 6,327 sf (56%)

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS	SPACING
	Baccharis pilularis 'Centenial' Coyote Bush	5 Gal	674	L		4' O.C.
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	11	L		3' O.C.
	Cassia phyllodenia Silverleaf Cassia	5 Gal 15 Gal	363 128	L		4' O.C.
	Dietes bicolor Fortnight Lily	5 Gal	145	M		3' OC
	Dodonaea viscosa Hopseed Bush	5 Gal	40	L		4' O.C.
	Heteromeles arbutifolia Toyon	5 Gal 15 Gal	92 31	L		4' O.C.
	Ligustrum japonicum Texanum Texas Privet	5 Gal 15 Gal	377 55	M		3' O.C.
	Muhlenbergia capillaris Pink Muhly	5 Gal	135	M		3' OC
	Muhlenbergia rigens Deer Grass	5 Gal	245	M		4' OC
	Salvia clevelandii 'Allen Chickering' Allen Chickering Sage	5 Gal	237	L		4' O.C.
	Salvia greggii Autumn Sage	5 Gal	428	L		3' O.C.
	Salvia leucantha Mexican Sage	5 Gal	178	L		3' O.C.
	Westringia fruticosa Coast Rosemary	5 Gal 15 Gal	178 177	L		5' O.C.
	Westringia fruticosa 'Grey Box' Dwarf Coast Rosemary	5 Gal	332	L		3' O.C.

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS	SPACING
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	1224	L		8' O.C.
	Baccharis pilularis 'Pigeon Point' Dwarf Coyote Bush	1 Gal	326	L		6' O.C.
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	230	M		36" O.C.
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	290	M		24" O.C.
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	310	L		36" O.C.
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	569	L		48" O.C.

BASIN PLANTING

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS	SPACING
	Carex parsa California Meadow Sedge	1 Gal	18" O.C.	M	Basin Bottom	3' O.C.

Source(s): Hunter Landscape (06-02-2023)

Figure 9

Not to Scale

Conceptual Landscape Plan

A. Type of Project:

Site Specific ☒ Countywide ☐ Community ☐ Policy ☐

B. Total Project Area: 4.79 Acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 4.79 acres	Lots: 1	Sq. Ft. of Bldg. Area: 100,924 s.f.	Est. No. of Employees: 98
Other: N/A	Lots: 0	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 0

C. Assessor's Parcel No(s): 317-160-037

D. Street References: Between Patterson Avenue and Harvill Avenue, approximately 0.1-mile south of Cajalco Road.

E. Section, Township & Range Description or reference/attach a Legal Description: Section 12, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian.

F. Brief description of the existing environmental setting of the project site and its surroundings: As previously shown on Figure 3, *Aerial Photograph*, and Figure 4, *USGS Topographical Map*, the 4.79-acre Project site consists of unpaved, undeveloped land that is routinely disced for fire abatement purposes. Lands to the immediate north and south of the Project site consist of undeveloped lands that also are routinely disced for fire abatement purposes. To the west of the Project site is Patterson Avenue beyond which is undeveloped land that is predominantly used to park trucks and trailers. To the east of the Project site is Harvill Avenue beyond which is the California Trusframe facility (23665 Cajalco Road), which includes warehouse uses and storage of lumber products. The nearest residential properties occur approximately 265 feet to the west of the Project site, 316 feet northwest of the Project site, and 368 feet north of the Project site, which are all non-conforming structures located on parcels designated Light Industrial by the Riverside County General Plan and MVAP. (UC, 2023a) (Riverside County, 2021a)

VI. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use**: The Project site is located within the Mead Valley Area Plan (MVAP) of the County of Riverside's General Plan, and is also located within the "A" Street Corridor Specific Plan No. 100 (SP 100). The General Plan and MVAP designate the Project site for "Light Industrial (LI)" land uses, which allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (Riverside County, 2018, Table 1 and Figure 3). The proposed Project is consistent with the site's underlying General Plan and MVAP land use designation of LI. Additionally, the Project site is located within the MVAP Community Center Overlay (CCO). The CCO applies to 317 acres in Mead Valley and is intended to offer the potential for the development of a community center but is specifically not intended to prohibit the development of uses allowable pursuant to a property's underlying land use designation (Riverside County, 2018, p. 10). The Project is consistent with the Project site's underlying LI land use designation. Additionally, although the Project site is located within the boundaries of SP 100, SP 100 does not provide land use information and was adopted for the purpose of establishing an alignment and the design of Harvill Avenue only;

because the Project would not affect the alignment of Harvill Avenue, the Project would be consistent with SP 100. The Project meets the intent of other applicable land use policies of the General Plan.

2. **Circulation**: The Project was reviewed for conformance with County Ordinance No. 461 and the General Plan Circulation Element by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the Project. The Project will include frontage improvements to Harvill Avenue and Patterson Avenue, and off-site improvements to Harvill Avenue and Patterson Avenue including tapers to the north and south of the Project site consisting of widening, lane striping, and associated improvements. The Project meets the intent of applicable circulation policies of the General Plan.

3. **Multipurpose Open Space**: No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project meets with all other applicable Multipurpose Open Space Element Policies.

4. **Safety**: The Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The Project meets all other applicable Safety Element policies.

5. **Noise**: The Project meets all applicable Noise Element policies, and the Project would not exceed Riverside County noise standards**.**

6. **Housing**: The Riverside County General Plan Housing Element does not contain any policies applicable to the Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The Project site is not targeted by the General Plan Housing Element for the construction of residential uses. The Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.

7. **Air Quality**: The Project would be required to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent in accordance with South Coast Air Quality Management District (SCAQMD) requirements. Long-term operation of the Project does not have the potential to violate SCAQMD thresholds of significance for daily air pollutant emissions. (UC, 2023a) The Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.

8. **Healthy Communities**: The Project would not result in any localized air quality impacts affecting nearby sensitive receptors (e.g., residential and school uses) (UC, 2023a). The Project accommodates sidewalks along the site's frontages with Patterson Avenue and Harvill Avenue in conformance with the MVAP, which would encourage walking and physical activity. The Project site is not environmentally sensitive or subject to severe natural hazards. The Project is consistent with or otherwise would not conflict with applicable policies of the Healthy Communities Element.

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

C. **Foundation Component(s)**: Community Development.

D. **Land Use Designation(s):** Light Industrial (LI).

E. **Overlay(s), if any:** Community Center Overlay (CCO).

F. **Policy Area(s), if any**: Mount Palomar Night Time Lighting Policy Area.

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any**: Areas surrounding the Project site occur within the MVAP and are within the Community Development Foundation Component. All lands immediately surrounding the Project site are designated by the General Plan and MVAP for "Light Industrial" land uses. All lands immediately surrounding the Project site also are within the MVAP Community Center Overlay (CCO). Areas further to the south of the Project site are designated for "Public Facilities (PF)" (corresponding with a rail line alignment) and "Business Park (BP)" land uses, south of the rail line. Lands to the north, east, and south of the Project site are located within the "A" Street Specific Plan (SP No. 100) which was adopted for the purpose of establishing an alignment and the design of Harvill Avenue. All lands surrounding the Project site are within the Mount Palomar Night Time Lighting Policy Area. (RCIT, n.d.)

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any**: "A" Street Corridor Specific Plan No. 100.

2. **Specific Plan Planning Area, and Policies, if any**: N/A; SP 100 was adopted for the purpose of establishing an alignment and the design of Harvill Avenue only and does not assign planning areas or land uses.

I. **Existing Zoning**: Manufacturing – Service Commercial (M-SC).

J. **Proposed Zoning, if any**: N/A; no change of zone is proposed as part of the Project.

K. **Adjacent and Surrounding Zoning**: North: M-SC; East: "Manufacturing – Heavy (M-H)"; South: M-SC; West: "Rural Residential (R-R)," M-SC, and "Residential Agriculture, 1-acre minimum lot size (R-A-1)."

VII. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐	Aesthetics	☐	Hazards & Hazardous Materials	☐	Recreation
☐	Agriculture & Forest Resources	☐	Hydrology/Water Quality	☐	Transportation
☐	Air Quality	☐	Land Use / Planning	☒	Tribal Cultural Resources
☒	Biological Resources	☐	Mineral Resources	☐	Utilities/Service Systems

☒	Cultural Resources	☐	Noise	☐	Wildfire
☐	Energy	☒	Paleontological Resources	☒	Mandatory Findings of Significance
☐	Geology/Soils	☐	Population/Housing		
☐	Greenhouse Gas Emissions	☐	Public Services		

VIII. DETERMINATION

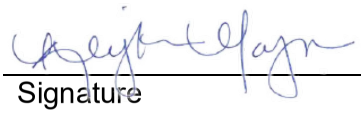
IX. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ 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.
☐ 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
☐ 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.
☐ 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.
☐ 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.

☐ 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

10/24/24

Date

Krista Mason

Printed Name

For John Hildebrand, Planning Director

Environmental Analysis

X. ENVIRONMENTAL ISSUES ASSESSMENT

Aesthetics

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
1. Scenic Resources a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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

There are no officially-designated State scenic highways in the Project site's vicinity. The nearest officially-designated State scenic highway is the portion of State Route 74 (SR 74) located east of the City of Hemet, which is approximately 22.7 miles southeast of the Project site. The nearest State eligible scenic highway is a segment of SR 74 located approximately 3.7 miles south of the Project site. (Caltrans, n.d.) Due to distance and intervening topography, development, and landscaping/vegetation, the proposed Project would not be visible from either the designated or eligible segments of SR 74. Interstate 215 (I-215), which is located approximately 0.2-mile to the east of the Project site, is designated as a "County-eligible scenic highway." Although the Project's building would be partly visible from nearby segments of I-215 beyond intervening development, I-215 is not officially designated as a scenic highway corridor. Moreover, the Project site is located in an area that is characterized by outdoor storage, industrial, and warehouse uses along I-215 and between I-215 and the Project site; thus, the Project's building would appear as an extension of the existing development pattern in the area. The Project would not have a substantial adverse effect upon a scenic highway corridor, and impacts would be less than significant. (Riverside County, 2018, Figure 10; Google Earth, 2021)

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

The Project site does not contain any scenic resources, including trees, rock outcroppings, or unique landmark features. The Project site vacant and undeveloped and consists of private property that does not provide any publicly-available views of scenic resources. Although the Project would result in the development of a warehouse building measuring up to 44.0 feet in height, the Project is located in an area that is developed with, or planned for development with, Light Industrial land uses. Furthermore, there are no prominent scenic vistas available within the Project area, aside from views of large hills and mountains along the horizon, views of which are common in the local area. Additionally, the Project's Plot Plan application materials show that the proposed development would not create an aesthetically-offensive site open to public view. Accordingly, the Project would not 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. Impacts would be less than significant.

c) In non-urbanized areas, would the Project 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?

According to mapping information available from the United States Census Bureau (USCB), the Project site is located just outside of an urbanized area (USCB, 2012). Under existing conditions, the Project site is vacant and undeveloped, and is regularly disced for fire abatement purposes. Although not located in an urbanized area, the Project would be required to comply with all applicable zoning and other regulations governing scenic quality, and impacts related to zoning consistency would be less than significant. Construction of the Project site with a 100,924 s.f. warehouse building and associated site improvements would be required to substantially confirm to the design features set forth as part of the Project's Plot Plan application materials, which includes requirements related to site design, grading, landscaping, fences, and architectural building design that would ensure the site is not developed in a manner that is visually offensive. In consideration of the Project site's existing visual character, location in proximity to I-215, Light Industrial (LI) General Plan land use designation and Manufacturing Service Commercial (M-SC) zoning classification and the requirements of the Project's Plot Plan application materials, the Project would not substantially degrade the existing visual character or quality of public views of the site or its surroundings, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

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

The Project site is located approximately 40.7 miles northwest of the Mount Palomar Observatory and has the potential to create lighting levels that could adversely affect the nighttime operation of this facility (Google Earth, 2021). However, the proposed Project would be required to comply with Riverside County Ordinance No. 655, which was adopted to prevent significant lighting impacts that could affect the nighttime use of the Mount Palomar Observatory. Due to the 40.7-mile distance between the Project site and the Mount Palomar Observatory, the Project would be subject to the provisions of Ordinance No. 655 pertaining to Zone B. Ordinance No. 655 encourages the use of low-pressure sodium lamps and requires all nonexempt outdoor fixtures to be shielded to prevent sky glare. (Riverside County, 1988) Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. Therefore, Project impacts to the Mount Palomar Observatory would be less than significant with mandatory compliance to Ordinance No. 655 and no mitigation measures would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b. Expose residential property to unacceptable light levels?	☐	☐	☒	☐

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

Under existing conditions, the Project site is vacant and undeveloped, and contains no sources of artificial lighting. There are no existing or planned residential uses directly abutting the Project site. The nearest residential properties occur approximately 265 feet to the west of the Project site, 316 feet northwest of the Project site, and 368 feet north of the Project site, which are all non-conforming structures located on parcels designated Light Industrial by the Riverside County General Plan and MVAP. (UC, 2023a) (Riverside County, 2021a) The Project Applicant proposes to develop the site with one warehouse building and would introduce new lighting elements on the site to illuminate the parking areas and drive aisles, truck docking area, and building entrances. Ordinance No. 915 requires that all outdoor luminaires (other than street lighting) must be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. (Riverside County, 2012) With the exception of roadway lighting, all lighting on the Project site would be required to comply with Riverside County Ordinance No. 915. Compliance with Ordinance No. 915 would be assured through future County review of building permit applications. Mandatory compliance with Ordinance No. 915 would ensure that Project-related lighting would not create a new source of substantial light or glare which could adversely affect day or nighttime views in the area. Additionally, the street lighting as proposed along Patterson Avenue would be subject to the requirements of Section 22 of Ordinance No. 461, which is designed to preclude light and glare impacts associated with street lighting throughout the County.

With respect to glare, a majority of the Project's building elements would consist of tilt-up concrete panels, although the northeastern or northwestern corner of the building would include glass elements. While window glazing has a potential to result in minor glare effects, such effects would not adversely affect daytime views of surrounding properties, including motorists along adjacent roadways, because the glass proposed would be low-reflective. Areas proposed for window glazing also would be limited, as shown on the Project's application materials. Furthermore, any potential glare effects would be reduced due to proposed landscaping and perimeter walls. Thus, glare impacts from proposed building elements would be less than significant.

The Project's building roof design would accommodate the installation of solar panels. Pursuant to conditions of approval imposed on the Project by the Riverside County Airport Land Use Commission (ALUC), prior to the installation of any solar panels on the roof, a solar glare study would be required that analyzes glare impacts. The solar glare study would be subject to review and approval by the ALUC and the March Air Reserve Base (MARB) and subject to performance standards that meet ALUC requirements, which would preclude any significant glare impacts associated with the installation of solar panels. There are no other components of the Project that would produce glare impacts during daytime or nighttime hours. Accordingly, a less-than-significant glare impact would occur.

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

Refer to response 3.a) above. No residential uses directly abut the Project site. The nearest sensitive receptor to the site is a single-family non-conforming home to the west, which is separated from the Project site by Patterson Avenue. The Project would be required to comply with Riverside County Ordinance No. 915 (Outdoor Lighting), which would preclude significant lighting impacts to surrounding properties, including existing single-family homes. Mandatory compliance with the County's lighting requirements would ensure that the Project would not expose residents or residential properties to unacceptable light levels, and a less-than-significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Agricultural and Forest Resources

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

According to mapping information available from the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is classified as containing "Farmland of Local Importance" (CDC, 2021). As such, the Project has no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and no impact would occur.

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

The Project site is zoned "Manufacturing – Service Commercial (M-SC)"; thus, the Project site is not zoned for agricultural use, and no agricultural uses occur on-site or on immediately adjacent properties under existing conditions. Lands to the north, south, and west of the Project site also are zoned MS-C; land to northwest is zoned "Rural Residential (R-R);" and land to the southwest is zoned "Residential Agriculture, 1-acre minimum lot size (R-A-1)." Although the R-A-1 zoning classification allows for limited

agricultural uses, according to Riverside County Ordinance No. 625 (Right-to-Farm Ordinance), lands zoned R-A-1 are not considered "land zoned for primarily agricultural purposes" (Riverside County, 1994). In addition, according to Riverside County GIS, the Project site is not subject to a Williamson Act contract and is not located within a Riverside County Agricultural Preserve. The nearest lands subject to a Williamson Act contract or located within an Agricultural Preserve are located approximately 3.7 miles northwest of the Project site. (RCIT, n.d.) Accordingly, the Project would not conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve, and no impact would occur.

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

Lands to the north, south, and west of the Project site are zoned MS-C; land to northwest is zoned "Rural Residential (R-R);" and land to the southwest is zoned "Residential Agriculture, 1-acre minimum lot size (R-A-1)." Although the R-A-1 zoning classification allows for limited agricultural uses, according to Riverside County Ordinance No. 625 (Right-to-Farm Ordinance), lands zoned R-A-1 are not considered "land zoned for primarily agricultural purposes" and thus are not subject to the noticing requirements set forth by Ordinance No. 625. There are no lands within 300 feet of the Project site that are zoned primarily for agricultural purposes, as defined by Ordinance No. 625. (Riverside County, 1994; RCIT, n.d.) Accordingly, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, and no impact would occur.

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

"Farmland" is defined in Section II.a of Appendix G to the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Based on mapping information available from the CDC FMMP, there are no areas of Farmland within the Project vicinity. The nearest lands containing Farmland (Prime Farmland) occur approximately 1.2 miles northeast of the Project site. (CDC, 2021; RCIT, n.d.) As such, there are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of these types of Farmland to non-agricultural use, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
5. Forest 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))?	☐	☐	☐	☒
b. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production. As depicted on Figure 4.5.2 of EIR No. 521, which was prepared in conjunction with the County's 2015 General Plan update, there are no forest lands on-site or within the Project vicinity. (Riverside County, 2015, Figure 4.5.2; RCIT, n.d.; Google Earth, 2021) The Project therefore would have no potential to conflict with timberland or forest land zoning designations, and no impact would occur.

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

As previously discussed in Threshold a), the Project site is not zoned for forest land and does not contain any forest land. Additionally, under existing conditions the Project site is cleared of vegetation and is routinely disced for fire abatement purposes. There are no large trees on the site under existing conditions, indicating that the Project site is not suitable for forest land production. The Project therefore would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

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

There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Air Quality

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
6. Air Quality Impacts				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The information in this section is based in part on two Project-specific technical studies prepared by Urban Crossroads. The first report addresses the Project's potential regional and localized air quality impacts, is titled, "Patterson & Harvill Warehouse (PPT220026) Air Quality Impact Analysis (AQIA)" is dated November 20, 2023, and is included as MND *Technical Appendix A.* The second technical study addresses diesel particulate matter (DPM) effects on human health, is titled "Patterson & Harvill Warehouse (PPT220026) Mobile Source Health Risk Assessment," is dated November 20, 2023, and is included as MND *Technical Appendix B*. Please refer to *Technical Appendices A* and *B* for a discussion of the modeling assumptions and methodologies used to calculate the Project's regional and localized air quality emissions and mobile source health risks.

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

The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has jurisdiction over an approximately 10,743 square-mile area and is principally responsible for air pollution control in the SCAB by working with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and State and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the State and federal ambient air quality standards. AQMPs are updated regularly to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. In December 2022, the SCAQMD released the Final 2022 AQMP. Like prior AQMPs, the 2022 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to the 2016 AQMP, the 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS) and updated emission inventory methodologies for various source categories.

Criteria defining consistency with the AQMP as defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's 1993 *CEQA Air Quality Handbook*. The Project's consistency with the AQMP is determined using the 2016 AQMP as discussed below.

- ***Consistency Criterion No. 1**: The Proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

  Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS, which would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. These indicators are discussed below and the Project is determined to be consistent with the first criterion.

  Construction Impacts – Consistency Criterion No. 1
  As evaluated under the analyses of Thresholds b. and c., below, the Project's regional and localized construction-source emissions would not exceed applicable regional significance threshold and LST thresholds. As such, a less-than-significant impact is expected.

  Operational Impacts – Consistency Criterion No. 1
  As evaluated under the analyses of Thresholds b. and c., below, the Project would not exceed the applicable regional and localized significance thresholds for operational activity. Therefore, the Project would not conflict with the AQMP according to this criterion.

- ***Consistency Criterion No. 2**: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

  The AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law based on growth projections contained in local general plans. If a development project is consistent with the growth projections described in the County of Riverside General Plan, the project is considered to be consistent with the AQMP. The Project site is located within the Mead Valley Area Plan (MVAP) portion of the Riverside County General Plan and is designated for "Light Industrial (LI)" uses, which allows for industrial and related uses, including warehousing/ distribution, assembly, and light manufacturing. The Project is proposed to consist of a 100,914 s.f. industrial warehouse building, which is consistent with the proposed

uses allowed under the LI land use designation. The Project also is consistent with the Project site's Manufacturing-Service Commercial (M-SC) zoning classification. Therefore, the Project is determined to be consistent with Consistency Criterion No. 2, resulting in a less-than-significant impact.

The Project would not result in or cause NAAQS or CAAQS violations. The Project would be consistent with the Project site's existing land use designation and zoning classification. Additionally, construction- and operational-source impacts would not exceed the applicable SCAQMD regional or localized thresholds. As such, the Project is considered to be consistent with the AQMP. Based on the preceding analysis, the proposed Project would not conflict with or obstruct implementation of the SCAQMD 2016 AQMP, and impacts would therefore be less than significant. (UC, 2023a, pp. 60-62)

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

The proposed Project would generate air pollutant emissions during its construction and long-term operation. During construction, the Project's construction contractors would be required to comply with all applicable, mandatory regional air quality standards, including but not limited to SCAQMD Rule 403, "Fugitive Dust," and SCAQMD Rule 1113, "Architectural Coatings."

The California Emissions Estimator Model (CalEEMod) was utilized by Urban Crossroads to calculate the Project's air pollutant emissions. See *Technical Appendix A* for a discussion of modeling methodology and for outputs from the model runs for both construction and operational activity. For purposes of this MND and its supporting technical studies, Project construction is modeled to commence in May 2023 and would last through April 2024, with building occupancy occurring after May 2024. Although construction will actually commence later than May 2023, the air quality modeling results presented in *Technical Appendix A* and herein are conservative, because as time passes construction practices and equipment fleets are subject to stricter regulatory requirements and older, more polluting construction equipment is phased out of construction fleets and replaced with newer, less polluting equipment. The duration of construction activity and associated equipment, as described in Subsection 3.4 of the Project's AQIA (*Technical Appendix A*), represents a reasonable approximation of the expected construction schedule and equipment fleet as required under CEQA.

Impact Analysis from Construction Emissions

Construction activities associated with the Project include but are not limited to site preparation, grading, building construction, paving, and architectural coating, which would emit volatile organic compounds (VOCs), nitrogen oxides (NO_X), sulfur dioxide (SO_X), carbon monoxide (CO), and particulate matter (PM_{10}, and $PM_{2.5}$). Refer to Subsection 3.4 of the Project's AQIA (*Technical Appendix A*) for a description of the inputs and assumptions used to estimate the Project's construction-related air quality emissions. (UC, 2023a, pp. 42-45)

The calculated maximum daily emissions associated with Project construction are presented in Table 1-1*, Construction Emissions Summary*. As shown in Table 1-1, *Construction Emissions Summary,* emissions resulting from Project construction would not exceed the significance thresholds established by the SCAQMD for emissions of any criteria pollutant. Accordingly, the Project would not emit substantial concentrations of these pollutants during construction and would not contribute to an existing or projected air quality violation, on a direct or cumulatively-considerable basis. Impacts associated with construction-

related emissions of VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$ would be less than significant and mitigation is not required. (UC, 2023a, p. 45)

Table 1-1 Construction Emissions Summary

Year[1]	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
2023	0.77	17.2	31.60	0.06	6.00	2.85
2024	15.20	23.00	38.80	0.06	1.79	0.78
Winter						
2023	0.65	11.10	20.00	0.03	0.85	0.32
2024	15.10	23.20	37.30	0.06	1.79	0.78
Maximum Daily Emissions	**15.20**	**23.20**	**38.80**	**0.06**	**6.00**	**2.85**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Note: CalEEMod construction-source (unmitigated) emissions are presented in Appendix 3.1 of *Technical Appendix A*.

1. Project construction is modeled to commence in May 2023 and would last through April 2024, Although construction will actually commence later than May 2023, the air quality modeling results presented in *Technical Appendix A* and herein are conservative, because as time passes construction practices and equipment fleets are subject to stricter regulatory requirements and older, more polluting construction equipment is phased out of construction fleets and replaced with newer, less polluting equipment.

Source: (UC, 2023a, p. 45)

Impact Analysis for Operational Emissions

Operational activities associated with the Project would emit VOCs, NO_X, SO_X, CO, PM_{10}, and $PM_{2.5}$. Operational emissions are expected from the following primary sources: area source emissions; energy source emissions; mobile source emissions; potentially on-site natural-gas powered cargo handling equipment emissions and transportation refrigeration unit (TRU) emissions. Refer to Subsection 3.5 of the Project's AQIA (*Technical Appendix A)* for a description of the inputs and assumptions used to estimate the Project's operational-related air quality emissions.

The SCAQMD's California Emissions Estimator Model (CalEEMod) summer and winter emission factors were used to derive emissions associated with the Project's operational activities, which vary by season. The Project's estimated operational source emissions are summarized in Table 1-2, *Summary of Peak Operational Emissions*. As shown on Table 1-2, *Summary of Peak Operational Emissions*, the Project's daily regional emissions from on-going operations would not exceed the SQAQMD thresholds of significance for emissions of any criteria pollutants. Therefore, the Project would not emit substantial concentrations of any criteria pollutants during long-term operation and would not contribute to an existing or projected air quality violation. Impacts would be less than significant. (UC, 2023a, p. 49)

Conclusion

Based on the foregoing analysis, the Project would not 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. Impacts would be less than significant, and mitigation measures are not required.

Table 1-2 Summary of Peak Operational Emissions

Source	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Mobile Source	0.56	4.03	6.29	0.04	0.94	0.24
Area Source	3.15	0.04	4.39	0.00	0.00	0.01
TRU Source	0.58	0.65	0.07	0.00	0.03	0.03
On-Site Equipment Source	0.12	0.38	16.44	0.00	0.03	0.03
Project Maximum Daily Emissions	**4.41**	**5.09**	**27.19**	**0.04**	**1.00**	**0.30**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**
Winter						
Mobile Source	0.84	25.25	10.47	0.21	3.61	1.09
Area Source	2.42	0.00	0.00	0.00	0.00	0.00
TRU Source	0.58	0.65	0.07	0.00	0.03	0.03
On-Site Equipment Source	0.12	0.38	16.44	0.00	0.03	0.03
Project Maximum Daily Emissions	**3.96**	**26.27**	**26.98**	**0.21**	**3.67**	**1.14**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Note: CalEEMod operational-source emissions are presented in Appendix 3.2.
Source: (UC, 2023a, p. 49)

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

Development projects have the potential to expose nearby sensitive receptors to air pollutant concentrations that affect human health, adding to the background levels that are present in existing conditions. At the regional level, currently available scientific modeling does not allow for the correlation of air pollutant emissions from a single small development project like the proposed Project on 4.79 acres to adverse health effects across the entire SCAB, which is 10,743 square miles in size. Therefore, the following provides an analysis based on the applicable Localized Significance Thresholds (LSTs) established by the State and SCAQMD, an analysis of the Project's potential to result in or contribute to CO "hot spots," and an analysis of the Project's potential to result in human health hazards.

Localized Significance Thresholds (LSTs)

LSTs were developed in response to environmental justice and health concerns regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis of the Project's potential localized air quality impacts makes use of methodology included in the SCAQMD Final Localized Significance Threshold Methodology (LST Methodology). The SCAQMD has established that

impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS), collectively referred to as LSTs. Please refer to Section 3.6 of the Project's AQIA (*Technical Appendix A*) for additional information related to the applicability of LSTs for the Project.

Sensitive Receptors

LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQS at the nearest residence or sensitive receptor. Receptors in the Project's study area used for analytical purposes are described below and shown in Figure 10, *Sensitive Receptor Locations.* All distances are measured from the Project site boundary to the sensitive receptor outdoor living areas (e.g., backyards) or at the building façade, whichever is closer to the Project site. The selection of receptor locations is based on Federal Highway Administration (FHWA) guidelines and is consistent with additional guidance provided by Caltrans and the Federal Transit Administration (FTA). (UC, 2023a, pp. 52-53)

- Location R1 represents a residence at 19543 Patterson Avenue, approximately 316 feet northwest of the Project site. R1 is placed in the private outdoor living areas (backyard) facing the Project site.

- Location R2 represents a residence at 19542 Patterson Avenue, approximately 368 feet north of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R2 is placed at the building façade.

- Location R3 represents the existing residence at 9971 Patterson Avenue, approximately 1,252 feet southwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R3 is placed at the building façade.

- Location R4 represents the existing residence at 23453 Cajalco Road, approximately 265 feet west of the Project site. R4 is placed in the private outdoor living areas (backyard) facing the Project site.

The SCAQMD recommends that the nearest sensitive receptor be considered when determining a project's potential to cause an individual or a cumulatively-considerable significant impact. The nearest land use where an individual could remain for 24 hours to the Project site is used to determine localized construction and operational air quality impacts for emissions of PM_{10} and $PM_{2.5}$ because thresholds of significance are based on a 24-hour averaging time. The nearest receptor used for evaluation of localized impacts of PM_{10} and $PM_{2.5}$ is the existing residence at 23453 Cajalco Road, approximately 265 feet (81 meters) west of the Project site, represented by Location R4. Although the evaluation of NO_X and CO are based on 8-hour averaging times, there are no receptors located at a closer distance to the Project site than Location R4, so the same 81-meter receptor distance is used for evaluation of localized NO_X and CO.

Construction-Source Emissions LST Analysis

Localized Thresholds for Construction Activity

Because the Project's construction activities would disturb fewer than five acres per day for site preparation and grading activities, including for the off-site Patterson Avenue improvements, the SCAQMD's screening look-up tables are used in determining impacts. Consistent with SCAQMD guidance, the thresholds for the Project were calculated by interpolating the threshold values for the



Source(s): Urban Crossroads (03-16-2023)

Figure 10

Not to Scale

Sensitive Receptor Locations

Project's disturbed acreage, and are presented in Table 1-3, *Maximum Daily Localized Construction Emissions Thresholds.*

Table 1-3 Maximum Daily Localized Construction Emissions Thresholds

Construction Activity	Construction Localized Thresholds			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Site Preparation	294 lbs/day	2,411 lbs/day	41 lbs/day	11 lbs/day
Grading	187 lbs/day	1,004 lbs/day	8 lbs/day	5 lbs/day
Building Construction	214 lbs/day	1,641 lbs/day	27 lbs/day	7 lbs/day
Paving/Roadway Construction	92 lbs/day	462 lbs/day	3 lbs/day	3 lbs/day
Architectural Coatings	188 lbs/day	1,420 lbs/day	23 lbs/day	6 lbs/day

Note: Localized Thresholds presented in this table are based on the SCAQMD Final LST Methodology, July 2008
Source: (UC, 2023a, p. 55)

Impact Analysis for Construction-Source Localized Emissions

Table 1-4, *Localized Construction-Source Emissions*, identifies the localized impacts at the nearest applicable receptor location (Location R4) in the vicinity of the Project site. As shown in Table 1-4, *Localized Construction-Source Emissions*, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant. Accordingly, the Project's localized construction-related emissions would be less than significant at the nearest sensitive receptors.

Table 1-4 Localized Construction-Source Emissions

Construction Activity	Year[1]	Scenario	Emissions (lbs/day)			
			NO_X	CO	PM_{10}	$PM_{2.5}$
Site Preparation	2023	**Maximum Daily Emissions**	**15.70**	**30.00**	**5.76**	**2.79**
		SCAQMD Localized Threshold	294	2,411	41	11
		Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Grading	2023	**Maximum Daily Emissions**	**11.00**	**19.00**	**2.38**	**1.06**
		SCAQMD Localized Threshold	187	1,004	8	5
		Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Building Construction	2023/2024	**Maximum Daily Emissions**	**10.20**	**16.90**	**0.15**	**0.14**
		SCAQMD Localized Threshold	214	1,641	27	7
		Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Paving/ Roadway Construction	2024	**Maximum Daily Emissions**	**9.70**	**13.90**	**0.23**	**0.22**
		SCAQMD Localized Threshold	92	462	3	3
		Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**
Architectural Coating	2024	**Maximum Daily Emissions**	**1.45**	**1.28**	**0.09**	**0.08**
		SCAQMD Localized Threshold	188	1,420	23	6
		Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Note: CalEEMod unmitigated localized construction-source emissions are presented in Appendix 3.1 of Te*chnical Appendix A.*
1. Project construction is modeled to commence in May 2023 and would last through April 2024, Although construction will actually commence later than May 2023, the air quality modeling results presented in *Technical Appendix A* and herein are conservative,

because as time passes construction practices and equipment fleets are subject to stricter regulatory requirements and older, more polluting construction equipment is phased out of construction fleets and replaced with newer, less polluting equipment.

Source: (UC, 2023a, p. 56)

Operational-Source Localized Emissions

The Project site is approximately 4.79 acres. The LST Methodology provides look-up tables for sites with an area with daily disturbance of 5.0 acres or less. Since the total acreage disturbed is less than five acres, the SCAQMD's screening look-up tables are utilized in determining impacts. Consistent with SCAQMD guidance, the thresholds presented in Table 1-5, *Maximum Daily Localized Operational Emissions Thresholds*, were calculated by interpolating the threshold values for the Project's acreage. (UC, 2023a, p. 57)

Table 1-5 Maximum Daily Localized Operational Emissions Thresholds

Operational Localized Thresholds			
NO_X	**CO**	**PM_{10}**	**$PM_{2.5}$**
283 lbs/day	1,894 lbs/day	12 lbs/day	4 lbs/day

Source: (UC, 2023a, p. 53)

In an effort to establish a maximum potential impact scenario for analytical purposes, the operational emissions presented herein represent all on-site Project-related stationary (area) sources and Project-related mobile sources. As shown on Table 1-6, *Localized Operation-Source Emissions*, Project-related operational emissions would not exceed the LST thresholds for the nearest sensitive receptor. Therefore, the Project would have a less-than-significant localized impact during operational activity for both land uses. (UC, 2023a, p. 57)

Table 1-6 Localized Operation-Source Emissions

Scenario	Emissions (lbs/day)			
	NO_X	**CO**	**PM_{10}**	**$PM_{2.5}$**
Summer	1.77	22.16	0.07	0.06
Winter	5.91	20.67	0.10	0.06
Maximum Daily Emissions	**5.91**	**22.16**	**0.10**	**0.06**
SCAQMD Localized Threshold	283	1,894	12	4
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**

Note: CalEEMod localized operational-source emissions are presented in Appendix 3.3 of Technical *Appendix A.*

Source: (UC, 2023a, p. 57)

CO "Hot Spot" Analysis

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment. (UC, 2023a, pp. 57-58)

As more fully explained in Subsection 3.9 of the Project's AQIA (*Technical Appendix A*), in 2003, a CO "hot spot" analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods, which did not predict any violation of CO standards. The results indicated that peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. Therefore, even if the traffic volumes for the proposed Project were double or even triple the busiest intersection evaluated in the 2003 CO "hot spot" analysis, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO "hot spot" at any study area intersections. The Project evaluated in this MND would not produce the volume of traffic required to generate or significantly contribute to a CO "hot spot" (as demonstrated by the Project's Traffic Report, included as *Technical Appendix L1*). For example, the peak hour traffic volumes at the intersection of Harvill Avenue and Cajalco Road are calculated as 2,092 in the AM peak hour and 2,033 in the PM peak hour, which are far below the volumes that have the potential to produce a CO "hot spot." Therefore, CO "hot spots" are not an environmental impact of concern for the Project. Localized air quality impacts related to mobile-source CO "hot spots" would therefore be less than significant. (UC, 2023a, p. 59)

Project-Related DPM Source Cancer and Non-Cancer Risks

A Project-specific health risk assessment (HRA) was prepared for the Project based on SCAQMD guidelines to produce conservative estimates of risk posed by exposure to Diesel Particulate Matter (DPM). The Project's HRA is included as *Technical Appendix B* to this MND. Refer to Section 2 of the Project's HRA for a discussion of the recommended methodology, emissions estimation, exposure quantification, carcinogenic chemical risk, and non-carcinogenic exposure used as inputs to the analysis. Refer to Section 2 of the Project's HRA (*Technical Appendix B)* for a discussion of HRA modeling parameters.

Environmental Setting for Toxic Air Contaminates

As background on existing pollution burden, the California Environmental Protection Agency (CalEPA) reports census tract demographic and socioeconomic data across the State of California and correlates that data with community health indicators. The census tract containing the Project site (Census Tract 6065042904) is reported as being within the 55th percentile for pollution burden across California which, based on the census tract's demographic characteristics, results in the CalEPA's Office of Environmental Health Hazard Assessment (OEHHA) ranking the area in the 81st percentile of communities that are disproportionately burdened by multiple sources of pollution (OEHHA, 2023). OEHHA's California Communities Environmental Health Screening Tool: CalEnviroScreen 4.0, is a screening methodology used by the State to identify California communities that are disproportionately burdened by multiple sources of pollution. For the Project site's Census Tract 6065042904, the highest environmental exposure burdens (75% or more) are from fine ozone (95%) and traffic (90%). OEHHA's CanEnviroScreen 4.0 reports that the highest sensitive population and socioeconomic factors in the Project site's census tract (75% or more) are cardiovascular disease (91%), low educational attainment (93%), linguistic isolation (84%), poverty (84%), unemployment (93%) and housing burden (80%). (OEHHA, 2023)

SCAQMD also reports air quality heath data for the SCAB in a series of Multiple Toxics Exposure Studies, with the most recent study being the fifth series (MATES V). SCAQMD reports in MATES V published in 2018 that toxic air pollution in the SCAB has decreased by more than 54% between 2012 and 2018, but continues to contribute to health risks, including cancers and other chronic diseases. For residents in the SCAB in 2018, exposure to toxic air contaminants increased the chances of developing cancer by 455

chances in one million on average. At the specific location of the Project site, MATES IV reported a carcinogenic risk of 525 in one million whereas MATES V reported a carcinogenic risk of 347 in one million, indicating that toxic air pollutant levels are decreasing in Mead Valley over time. (SCAQMD, 2018)

The Project site is located in a SB 535 Disadvantaged Community identified by the California Environmental Protection Agency (CalEPA). The State provides California Climate Investment funding appropriated by the State Legislature from the proceeds of the State's Cap-and-Trade Program for investment in disadvantaged communities. The funding is used for programs that reduce emissions of greenhouse gases with at least 25% of the funding going to projects that provide a benefit to disadvantaged communities and at least 10 percent of the funding going to projects located within those communities (CalEPA, 2023). The Project site also is located in Riverside County General Plan Environmental Justice community (Mead Valley). (Riverside County, 2021a)

Construction-Related Health Risk Impacts

The land use with the greatest potential exposure to Project construction-source DPM emissions is Location R1 which is located approximately 316 feet northwest of the Project site at an existing residence located at 19543 Patterson Avenue. At the Maximally Exposed Individual Residence (MEIR), the maximum incremental cancer risk attributable to Project construction-source DPM emissions is calculated at 1.41 in one million, which is less than the SCAQMD's significance threshold of 10 in one million. At this same location, non-cancer risks were estimated to be <0.01, which would not exceed the applicable threshold of 1.0. All other receptors during construction activity would experience less risk than what is identified for this location. Thus, construction-related health risk impacts would be less than significant.

Operation-Related Health Risk Impacts

Project-related operational DPM source cancer and non-cancer health risks also were evaluated for the MEIR, Maximally Exposed Individual Worker (MEIW), and Maximally Exposed Individual School Child (MEISC) receptor scenarios, which are discussed below. Detailed air dispersion model outputs and risk calculations are included as appendices to the Project's HRA (*Technical Appendix B*). (UC, 2023b, p. 22)

Residential Exposure Scenario

The residential land use with the greatest potential exposure to Project operational-source DPM emissions is Location R1 which is located approximately 316 feet northwest of the Project site at an existing residence located at 19543 Patterson Avenue. At the MEIR, the maximum incremental cancer risk attributable to Project operational-source DPM emissions is estimated at 0.58 in one million, which is less than the SCAQMD's significance threshold of 10 in one million. At this same location, non-cancer risks were estimated to be <0.01, which would not exceed the applicable significance threshold of 1.0. Although Location R4 is located closer to the Project site than Location R1, due to meteorological conditions in the Project vicinity and the configuration of truck travel routes, it would experience lower concentrations of DPM during Project construction and therefore less risk than the MEIR identified herein. All other modeled residential receptors would also be exposed to lesser concentrations due to distance and TACs generally dissipate with distance from the source. As such, the Project would have a less-than-significant human health impact on nearby residences. (UC, 2023b, p. 25)

Worker Exposure Scenario

The worker receptor land use with the greatest potential exposure to Project operational-source DPM emissions is a potential worker receptor located approximately 265 feet northeast of the Project site. At

the Maximally Exposed Individual Worker (MEIW), the maximum incremental cancer risk impact is 0.05 in one million which is less than the SCAQMD's threshold of 10 in one million. Maximum non-cancer risks at this same location were estimated to be <0.01, which would not exceed the applicable significance threshold of 1.0. Because all other modeled worker receptors are located at a greater distance than the MEIW analyzed herein, and DPM dissipates with distance from the source, all other worker receptors in the vicinity of the Project would be exposed to less emissions and therefore less risk than the MEIW identified herein. As such, the Project would not cause a significant human health or cancer risk to adjacent workers and impacts would be less than significant. (UC, 2023b, pp. 25-26)

School Child Exposure Scenario

The nearest school is Val Verde High School, located approximately 1,400 feet northeast of the Project site on the opposite side (east side) of I-215. At the Maximally Exposed Individual School Child (MEISC), the maximum incremental cancer risk impact attributable to the Project is calculated to be 0.02 in one million, which is less than the significance threshold of 10 in one million. At this same location, non-cancer risks attributable to the Project were calculated to be <0.01, which would not exceed the applicable significance threshold of 1.0. As such, the Project would not cause a significant human health or cancer risk to nearby school children and impacts would be less than significant. (UC, 2023b, p. 26)

Construction and Operational Impacts

The land use with the greatest potential exposure to Project construction-source and operational-source DPM emissions is Location R1. At the MEIR, the maximum incremental cancer risk attributable to Project construction-source and operational-source DPM emissions is estimated at 1.69 in one million, which is less than the threshold of 10 in one million. At this same location, non-cancer risks were estimated to be <0.01, which would not exceed the applicable threshold of 1.0. As such, the Project would not cause a significant human health or cancer risk to adjacent land uses as a result of Project construction and operational activity. All other receptors during construction and operational activity would experience less risk than what is identified for this location. (UC, 2023b, p. 26)

Specific Human Health Consequences

In December 2018, in the case of *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, the California Supreme Court held that air quality analyses must meaningfully connect the identified air quality impacts to the human health consequences of those impacts, or meaningfully explain why that analysis cannot be provided. As explained in detail in Subsection 3.11.1 of the Project's AQIA (*Technical Appendix A*), SCAQMD concluded that it "does not currently know of a way to accurately quantify ozone-related health impacts caused by NO_X or VOC emissions from relatively small projects." Additionally, the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) found that "the tonnage of PM-forming precursor emissions in an area does not necessarily result in an equivalent concentration of secondary PM in that area." The disconnect between the amount of precursor pollutants and the concentration of ozone or PM formed makes it difficult to determine potential health impacts, which are related to the concentration of ozone and PM experienced by the receptor rather than levels of NO_X, SO_X, and VOCs produced by a source. Because it is impracticable to accurately isolate the exact cause of a human disease (for example, the role a particular air pollutant plays compared to the role of other allergens and genetics in cause asthma), existing scientific tools cannot accurately estimate health impacts of the Project's air emissions without undue speculation. The LST analysis above determined that the Project would not result in emissions exceeding SCAQMD's LSTs. Therefore, the proposed Project would not be expected to exceed the most stringent applicable federal or State ambient air quality standards for emissions of CO, NO_X, PM_{10}, and $PM_{2.5}$. Furthermore, because the Project's emissions would comply with federal,

State, and local air quality standards, the proposed Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level and would not provide a reliable indicator of health effects if modeled. (UC, 2023a, pp. 62-63)

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

The Project's proposed land use (warehouse) is not typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. However, standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. In addition, the proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances, including the discharge of odorous emissions. Thus, construction-related odor emissions associated with the proposed Project would be less than significant. (UC, 2023a, pp. 63-64)

Potential odor sources associated with the long-term operation of the proposed Project may result from the temporary storage of typical solid waste. Project-generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with current solid waste regulations. In addition, the proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances, including the discharge of odorous emissions. Therefore, odors and other emissions, such as those leading to odors, associated with operational activities of the proposed Project would be less than significant. No mitigation is required. (UC, 2023a, p. 64)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Biological Resources

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
7. Biological Resources a. Conflict Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐
b. Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c. Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☐	☒	☐	☐
d. Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f. Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g. Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

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

The applicable habitat conservation plans for the Project area are the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Each is discussed below.

Project Consistency with the SKR HCP

The SKR HCP was prepared under the direction of the Riverside County Habitat Conservation Agency (RCHCA) Board of Directors, in consultation with United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW). Riverside County is a member agency of the

RCHCA. According to Figure S-1 of the SKR HCP, the Project site is not located within or adjacent to any SKR core reserve areas. Regardless, the Project Applicant would be required to contribute fees towards the establishment and long-term maintenance of the SKR HCP core reserve pursuant to Riverside County Ordinance No. 663. The Project would not conflict with any provisions of the SKR HCP; thus, a less-than-significant impact would occur.

Project Consistency with the MSHCP

Provided below is an evaluation of the Project's consistency with MSHCP Reserve assembly requirements, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures).

Project Relationship to MSHCP Reserve Assembly

The Project's physical disturbance area is located within the Mead Valley Area Plan of the MSHCP but not located within the MSHCP Criteria Area. As such, these areas are not identified by the MSHCP for Reserve Assembly. No impact to Reserve Assembly would occur. (GLA, 2023a, p. 48)

Project Consistency with MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

No MSHCP riparian/riverine areas are located in the Project's physical disturbance area. No vernal pools or suitable habitat for fairy shrimp or for riparian birds with survey/conservation requirements are present. As such, the Project would not result in any impacts to riparian/riverine areas or vernal pools, and the Project would not conflict with the provisions of MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools). No impact would occur. (GLA, 2023a, p. 48)

Project Consistency with MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

Volume I, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project's physical disturbance area does not occur within the NEPSSA. As such, focused surveys are not required by the MSHCP for NEPSSA species, the Project is consistent with MSHCP Section 6.1.3, and no impact would occur. (GLA, 2023a, p. 48)

Project Consistency with MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/ Wildlands Interface)

The MSHCP Urban/Wildlands Interface Guidelines (UWIG) presented in MSHCP Section 6.1.4 are intended to address indirect effects associated with locating development in proximity to a MSHCP Conservation Area. The Project's physical disturbance area notes not occur adjacent to a Conservation Area. Therefore, MSHCP Section 6.1.4 is not applicable and no impact would occur. (GLA, 2023a, pp. 48-49)

Project Consistency with MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The Project's physical disturbance area does not occur within the MSCHP's amphibian or mammal survey areas, or within the CAPSSA, but is within the burrowing owl survey area. Focused burrowing owl surveys were conducted by Glenn Lukos Associates (GLA) in 2022 and no burrowing owls were detected. However, the species is migratory and has the potential to migrate onto the site prior to construction. As such, Mitigation Measure **BIO-1** is required, consisting of a requirement to conduct pre-construction

burrowing owl surveys within the 30 days of site disturbance in conjunction with MSHCP requirements, and protection of the species if it is found to be present. (GLA, 2023a, p. 49)

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

The list of species designated by the Fish and Game Commission as endangered, threatened, or rare is contained in the California Code of Regulations, Title 14, Section 670.2. Historic aerial photography shows that the Project site and environs have been mechanically disturbed regularly since the 1960s. The Project site is comprised of disturbed, vacant land that is mowed and/or disked on a regular basis for weed abatement and fire protection. No native habitat types are present on the site and no listed species (currently protected by State or federal endangered species acts) were observed in the Project's proposed physical disturbance area during field surveys conducted in 2022 and 2023. Although the species was not observed, suitable habitat is present for Stephens' kangaroo rat (*Dipodomys stephensi*), Loss of habitat for Stephen's kangaroo rat is addressed under Threshold a) above and determined to be less than significant because the Project Applicant would be required as a regulatory requirement to contribute fees towards the establishment and long-term maintenance of the SKR HCP core reserve pursuant to Riverside County Ordinance No. 663.

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

Historic aerial photography shows that the Project site and environs have been mechanically disturbed regularly since the 1960s. The Project site is comprised of disturbed, vacant land that is mowed and/or disked on a regular basis for weed abatement and fire protection. Refer to *Technical Appendix C1* and its Appendix B for a list of wildlife species observed on the Project site during field visits conducted by professional biologists in 2022 and 2023. No candidate, sensitive, or special status species were observed in the Project's proposed physical disturbance area during biological field surveys conducted in 2022 and 2023. The loss of habitat with the potential to support non-listed species including the loggerhead shrike (*Lanius ludovicianus*) (foraging only), white-tailed kite (*Elanus leucurus*) (foraging only), and Los Angeles pocket mouse, would be less than significant under CEQA based on the limited amount of potential habitat to be affected by the Project relative to the large range of each species and, with some of the species, the context of use (e.g., non-nesting status of the loggerhead shrike and white-tailed kite). Regardless, as these species are designated as MSHCP Covered Species, the nominal loss of habitat on the Project site would be covered through compliance with the MSHCP, including the payment of MSHCP development fees. As such, impacts would be less than significant. The Project site also contains potential habitat for the burrowing owl (*Athene cunicularia*), impacts to which would be significant if burrowing owl was present on the site at the commencement of Project-related ground disturbing construction activities. (GLA, 2023a, p. 43) Mitigation Measure **BIO-1** is required, consisting of a requirement to conduct pre-construction burrowing owl surveys within 30 days of site disturbance in conjunction with MSHCP requirements, and protection of the species if it is found to be present. (GLA, 2023a, p. 49).

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

The Project's proposed physical disturbance area has been disturbed since the 1960's and the site is surrounded by undeveloped lands to the north and south, by Harvill Avenue and developed lands to the east and by Patterson Avenue and developed lands to the west. The Project site does not occur within an existing or proposed Core, Linkage, or Constrained Linkage as identified by the MSHCP. Although the Project site may provide an open area for the local movement of wildlife, including small and medium-sized mammals, and may offer potential foraging habitat for birds, the Project site is not part of a significant regional wildlife movement corridor, as identified by the MSHCP, and therefore development of the site would be less than significant under CEQA. Also, the Project's proposed physical disturbance area does not have habitat that would support wildlife nursery sites, and therefore would not impact native wildlife nursery sites. (GLA, 2023a, p. 44)

The Project has the potential to impact ground-nesting bird nests if vegetation is removed during the nesting season (February 1 to September 15). Impacts to nesting birds are prohibited by the MBTA and California Fish and Game Code. Although impacts to native birds are prohibited by MBTA and similar provisions of the California Fish and Game Code, impacts to native birds by the proposed Project would not be a significant impact under CEQA. The native birds with potential to nest on the Project site are extremely common to the region and highly adapted to human landscapes (e.g., mourning dove, killdeer). The number of individuals potentially affected by the Project would not significantly affect regional or local populations of such species. Last, potential impacts to migratory birds are determined to be less than significant because the Project Applicant would be required as a regulatory requirement to comply with the federal Migratory Bird Treaty Act (MBTA), which prohibits impacts to migratory bird nests. See **BIO-2**, to ensure compliance with the MBTA. (GLA, 2023a, p. 44)

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

The Project's proposed physical disturbance area does not contain any riparian habitat or other sensitive natural community; therefore, no impact would occur. (GLA, 2023a, p. 43)

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

The Project's proposed physical disturbance area does not contain any wetlands; therefore, no impact would occur. (GLA, 2023a, p. 44)

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

Aside from the SKR HCP and the MSHCP, which are addressed above under the analysis of Threshold a), the only other local policies or ordinances protecting biological resources are the Riverside County Oak Tree Management Guidelines and Riverside County Ordinance No. 559 (Regulating the Removal of Trees). There are no oak trees or vegetation communities containing oak trees within the Project site. As such, the Project has no potential to result in a conflict with the County's Oak Tree Management Guidelines. Additionally, Riverside County Ordinance No. 559 applies to properties located above 5,000 feet amsl in elevation, while the maximum elevation at the Project site is approximately 1,523 feet amsl;

thus, Riverside County Ordinance No. 559 is not applicable to the proposed Project. Accordingly, the Project has no potential to conflict with any other local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impact would occur.

Mitigation:

BIO-1 **Pre-Construction Survey for Burrowing Owl.** Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. The pre-construction survey shall cover the project site and any offsite improvements. If it is determined that the project site is occupied by the Burrowing Owl, take of active nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

BIO-2 **Nesting Bird Surveys.** Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division (EPD) of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring, and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds. Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Monitoring:

BIO-1 Prior to issuance of a grading permit or other permit authorizing ground-disturbing construction activities, the Riverside County Environmental Programs Department shall ensure that pre-construction surveys are conducted by a designated biologist retained by the Developer/Permit Holder.

BIO-2 Prior to the issuance of a grading permit or other permit authorizing ground-disturbing construction activities, the Riverside County Environmental Programs Department shall ensure that the nesting bird survey is complete.

Cultural Resources

In order to evaluate the proposed Project's potential impacts to cultural resources, a site-specific technical study was prepared for the Project site by Brian F. Smith and Associates (herein, "BFSA"). This technical study is titled, "A Phase I Cultural Resources Assessment for the Patterson and Harvill Project" (herein, "CRA"), is dated June 22, 2022, and is included as *Technical Appendix D1* to this MND (BFSA, 2022a). Please refer to the Project's CRA for a description of the cultural setting and the methodology used to conduct the cultural resources assessment. In addition and because the Project entails improvements in the Patterson Avenue right-of-way, historic structure assessments were conducted for the off-site 19542 Patterson Avenue residence and detached garage located north of the Project site. These assessments include the following: "Addendum to: A Phase I Cultural Resources Assessment for the Patterson and Harvill Project, PPT220026, Riverside County, California," dated February 27, 2023, included as *Technical Appendix D2*, and the Historic Structure Assessment for 19542 Patterson Avenue, dated June 14, 2023 and included as *Technical Appendix D3* to this MND (BFSA, 2023b);

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
Would the project:				
8. Historic Resources a. Alter or destroy an historic site?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☒	☐	☐

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

As part of the Project's CRA (*Technical Appendix D1*), BFSA conducted a records search to determine whether any historical resources had previously been identified within or adjacent to the Project site. A records search was requested from the Eastern Information Center (EIC) at the University of California at Riverside (UCR). The search results identified 86 cultural resources within one mile of the Project site, none of which occur on the site. These resources include 63 prehistoric sites, three multicomponent sites, and 20 historic resources. The multicomponent sites located within one mile of the Project site include one prehistoric bedrock milling site with an associated lithic scatter and a historic trash scatter and two prehistoric bedrock milling sites with a historic trash scatter. The historic resources within one mile of the

Project site include one railroad track, one railroad grade, one railroad siding, one diner, one residence, the alignment of the Colorado River Aqueduct, Val Verde Elementary School, one well/cistern, one well/cistern and associated foundation, one water conveyance system, four foundation sites, one foundation and landscaping, one standpipe, two trash scatters, one foundation site with associated wood posts and one isolate. No properties listed in the National Register of Historic Places (NRHP), the Archaeological Determinations of Eligibility (ADOE), or the Historic Property Data File (HPD) are located within the boundaries of the Project site. (BFSA, 2022a, pp 4.01- to 4.0-2)

Approximately 368 feet north of the Project site is a residence with the address of 19542 Patterson Avenue that is a historic-age residence with a detached shed/garage. The residence is referred to as the George H. Sawyer Home that was constructed in 1886 as a vernacular ranch house in the Victorian Queen Anne style with Gothic influences and previously recorded as Site P-33-007640. The residence is considered an architecturally important resource by the County of Riverside and meets the definition of a significant historical resource; the residence is eligible for listing on the Riverside County Historic Landmarks list and the California Register of Historic Resources (CRHR) under Criterion 3 (refer to *Technical Appendix D3*). The shed/garage associated with the residence is located in the Patterson Avenue public right-of-way, was constructed between 1938 to 1948 and outside of the historic period of significance for the residence, and is determined to not be a historic resource nor does it contribute to the historic significance of the residence (refer to *Technical Appendix D2*).

The Project includes off-site improvements to Patterson Avenue including but not limited to widening, lane striping, sidewalk installation, utility installations and connections, tapering north and south of the Project site, and the installation of a sewer line extending from the Project site north to Cajalco Road and past the 19542 Patterson Avenue historic residence. Recently installed paving (2023) in the Patterson Avenue right-of-way also may need to be reconstructed or resurfaced as determined by the County Transportation Department as part of the Project's street improvement plan and building permit plan check process. Construction activities associated with these improvements in the Patterson Avenue public right-of-way adjacent the lot having the street address of 19542 Patterson Avenue (APN No. 317-140-042) have the potential to cause vibration that could indirectly affect the historic residence, which is considered a potentially significant indirect impact for which mitigation is required. Mitigation Measure **CUL-1** requires the preparation and implementation of a Protection Plan for the residence with performance measures that would reduce potential indirect impacts to below a level of significance.

Mitigation

CUL-1 **Protection Plan for 19542 Patterson Avenue.** Prior to the County's approval of street improvement plans for Patterson Avenue for any work in the public right-of-way occurring adjacent to the lot having the street address of 19542 Patterson Avenue (APN No. 317-140-042), the Project Applicant shall cause a Protection Plan to be prepared and approved by the County Archaeologist. The construction contractor(s) shall be required to implement the Protection Plan to protect the historical residence at 19542 Patterson Avenue from indirect vibration effects. The following performance standards shall be met:

a. If permitted by the 19542 Patterson Avenue property owner, a qualified structural engineer shall review the condition of the building to determine an appropriate and protective vibration level that shall not be exceeded to ensure protection of the structure. If property owner permission for such assessment cannot be obtained, a conservative maximum acceptable continuous vibration level of 0.15 PPV (in/sec)

shall be applied at the structure, which is half of the 0.3 PPV (in/sec) level considered to be protective of structures from damage.

b. The construction contractor(s) performing work in the Patterson Avenue right-of-way adjacent to the lot having the street address of 19542 Patterson Avenue (APN No. 317-140-042), shall provide a list of their construction vehicles, equipment list, and street improvement plans to an acoustical engineer. The acoustical engineer shall evaluate the construction specifications and attest that vibration levels are not expected to exceed the protective vibration level established in (a), above. The acoustical engineer's assessment shall be provided to the County Archaeologist prior to commencing the street improvement work occurring in Patterson Avenue.

c. During construction activities in the Patterson Avenue right-of-way adjacent to the lot having the street address of 19542 Patterson Avenue (APN No. 317-140-042), a vibration monitor shall be placed as close as possible to the residence at 19542 Patterson Avenue. Vibration levels shall be monitored and shall not exceed the protective vibration level established in (a), above. If the vibration level is exceeded, the construction contractor(s) shall be required to adjust construction practices to lower the vibration level to below the protective vibration level.

CUL-2 **Nomination of 19542 Patterson Avenue.** Regarding the 19542 Patterson Avenue residence, which is also referred to as the George H. Sawyer Home, the Developer/Permit Applicant shall cause to have prepared a nomination for listing as a Riverside County Historic Landmark with concurrence of the property owner. The nomination package shall be submitted to the County Archaeologist prior to issuance of any grading permit. If the owner of 19542 Patterson Avenue objects to a potential nomination, this measure shall not apply.

Monitoring:

CUL-1 Prior to the approval of street improvement plans for Patterson Avenue, the County Archaeologist shall ensure that a Protection Plan is prepared and implemented for the historical residence at 19542 Patterson Avenue.

CUL-2 Prior to the issuance of a grading permit, and if the owner of 19542 Patterson Avenue does not object to potential listing of the structure as a Riverside County Historical Landmark, the County Archaeologist shall ensure that a nomination for listing is submitted to the County.

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

Refer to the discussion in threshold a.), above, about the Project's potential for indirect impacts to the off-site historical residence at 19542 Patterson Avenue associated with construction activities proposed in the Patterson Avenue right-of-way.

BFSA conducted a survey of the Project site on January 27, 2022. At the time of the survey, ground visibility was characterized as good due to limited vegetation and recent disking. A. No historical resources were discovered as a result of the survey. (BFSA, 2022a, p. 4.0-2) Although

no historical resources are known to occur on the Project site, the records search and literature review suggest that the general vicinity of the Project site is sensitive for cultural resources (BFSA, 2022a, p 4.0-2). Given the site's context, the Project site has the potential to contain historic resources that may be buried beneath the site surface and meet the definition of a significant historical resource given in the California Code of Regulations, Section 15064.5. Accordingly, grading and trenching activities associated with the proposed Project have the potential to unearth and impact significant historic resources and to cause substantial adverse changes in the significance of a historical resource. This is considered a potentially significant impact prior to mitigation on both a direct and cumulatively-considerable basis. Mitigation Measure **CUL-2** addresses the potential for uncovering significant historical resources deposits, and generally requires monitoring during ground-disturbing activities and the avoidance of or appropriate treatment of any significant historical resources that may be uncovered. With implementation of Mitigation Measure **CUL-1 through CUL-4,** the Project's potential impacts to subsurface significant historical resources should they be discovered would be reduced to less-than-significant levels.

Mitigation:

CUL-3 **Archaeological Monitoring.** Based upon the potential to encounter buried deposits or artifacts associated with the historic occupation of the area, archaeological monitoring of ground-disturbing activities shall occur. Prior to issuance of grading permits the Developer/Permit Applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). Also refer to **CUL-6.**

CUL-4 **Treatment of Unanticipated Resources.** The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Developer/Permit Applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. Refer to **CUL-7** regarding artifact deposition.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Monitoring:

CUL-3 Prior to issuance of a grading permit, the County Planning Department shall ensure that the Project Applicant has entered into an agreement with a Qualified Archaeologist.

CUL-4 In the event that subsurface cultural resources are encountered during construction, the Project Archaeologist shall ensure appropriate treatment and disposition of the resource(s).

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
Would the project:				
9. Archaeological Resources a. Alter or destroy an archeological site?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

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

As part of the Project's CRA (*Technical Appendix D1*), BFSA conducted a records search to determine whether any archaeological resources have previously been identified within or adjacent to the Project site. The search results identified 86 cultural resources within one mile of the Project site, none of which occur on site. The prehistoric resources within one mile of the Project site consist of 50 bedrock milling sites, eight bedrock milling sites with associated lithic scatters, one lithic scatter, and four isolates. The multicomponent sites include one prehistoric bedrock milling site with an associated lithic scatter and a historic trash scatter and two prehistoric bedrock milling sites with a historic trash scatter. Prehistoric bedrock milling sites are the most ubiquitous resource type within one mile of the project. However, the prehistoric sites are clustered one-half to three-quarters of a mile to the southwest. (BFSA, 2022a, p. 4.0-1)

BFSA conducted a survey of the Project site on January 27, 2022. At the time of the survey, ground visibility was characterized as good due to limited vegetation and recent disking. A. No prehistoric cultural resources were discovered as a result of the survey. (BFSA, 2022a, p. 4.0-2) Although no cultural resources are known to occur on the Project site, the records search and literature review suggest that the general vicinity of the Project is sensitive for cultural resources. Prehistoric resources are the most abundant site type identified within one mile of the Project site and tend to be situated near permanent water sources and bedrock outcroppings within the foothills to the west and southwest. The Project site is situated in a flat valley setting; however, it sits at the base of a high frequency of granitic outcrops

directly to the south and southwest. Therefore, the property has the potential to contain buried prehistoric resources. (BFSA, 2022a, p. 4.0-1)

For the reasons given above, prior to mitigation the Project's ground-disturbing construction activity has the potential to impact archaeological resources that may be buried beneath the surface of the Project site. This is considered a potentially significant impact prior to mitigation on both a direct and cumulatively-considerable basis. Mitigation Measure **CUL-4** address the potential for uncovering significant archaeological resource deposits, and generally requires monitoring during ground-disturbing activities and the avoidance of or appropriate treatment of any significant archaeological resources that may be uncovered. With implementation of Mitigation Measures **CUL-5 through CUL-7** the Project's potential impacts to archaeological sites and archaeological resources would be reduced to less-than-significant levels.

CUL-5 **Native American Monitoring.** Prior to the issuance of grading permits, the developer/permit Applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The Developer/Permit Applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

CUL-6 **Archaeological Monitoring and CRMP.** Prior to issuance of grading permits, the Developer/Permit Applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

CUL-7 **Artifact Disposition:** In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and

collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources: All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources: One of the following treatments shall be applied. 1. Preservation-in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. 2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s)and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

CUL-8 **Phase IV Cultural Resources Monitoring Report.** Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Monitoring:

CUL-5 Prior to issuance of a grading permit, the County Planning Department shall ensure that the Project Applicant has entered into a Native American monitoring agreement.

CUL-6 Prior to issuance of a grading permit, the County Planning Department shall ensure that the Project Applicant has entered into an agreement with a Qualified Archaeologist and implementation of a CRIMP.

CUL-7 In the event that subsurface cultural resources are encountered during construction, the Project Archaeologist shall ensure appropriate treatment and disposition of the resource(s).

CUL-8 Prior to grading permit final inspection, the County Planning Department will ensure that Phase IV Cultural Resources Monitoring Report has been completed.

b) Would the Project cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?

As discussed above in Threshold 9.a), the potential exists that previously undiscovered archaeological resources may exist beneath the Project site that may be exposed during the Project's ground-disturbing construction activities. Implementation of Mitigation Measures **CUL-4 through CUL-8** would reduce impacts to less-than-significant levels should archaeological resources be discovered during construction ground disturbance activities. Impacts would be reduced to less-than-significant levels with mitigation incorporated.

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

The Project 's proposed physical disturbance area does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site by BFSA did not identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code § 7050.5, "Disturbance of Human Remains." According to § 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code § 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. With mandatory compliance with California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et seq., the proposed Project would not physically disturb any human remains in an adverse manner; therefore, impacts would be less than significant.

Mitigation:

CUL-9 If human remains are found on the site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Monitoring:

CUL-9 If human remains are found on the site, the County Coroner will assure appropriate treatment pursuant to State Health and Safety Code Section 7050.5,

Energy

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

To evaluate the potential for the proposed Project to result in significant energy impacts, a site-specific Energy Analysis, titled "Patterson and Harvill Warehouse PPT220026 Energy Analysis", and dated November 20, 2023, was prepared for the Project by Urban Crossroads, and is included as MND *Technical Appendix E.* (UC, 2023c)

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

Project implementation would convert the Project site from its existing condition as a vacant, undeveloped lot to a warehouse building development. This change in the site's land use would increase the site's demand for energy. The Energy Analysis was prepared for the Project by Urban Crossroads to quantify anticipated energy usage associated with the construction and operation of the proposed Project, determine if the usage amounts are efficient, typical, or wasteful for the land use type, and identify any potential methods of avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. Refer to Section 2 of the Project's Energy Analysis (MND *Technical Appendix E*) for an overview of the existing energy conditions in the Project region, and refer to Subsection 4.2 of the Energy Analysis for a discussion of the methodology used to estimate the Project's energy demands.

Construction-Related Energy Demands

As calculated by Urban Crossroads, the total estimated electricity usage needed to accomplish construction of the Project would be approximately 38,366 kilowatt hours (kWh). The total estimated diesel fuel consumption for on-site construction equipment would be approximately 34,147 gallons. Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Construction equipment use of electricity and fuel would be typical for the type of construction proposed and there are no unusual Project characteristics or construction processes that

would require the use of equipment that would not conform to applicable California Air Resources Board (CARB) emissions standards and related fuel efficiencies. (UC, 2023c, pp. 23, 25)

CCR Title 13, 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. Best Available Control Measures (BACMs) inform construction equipment operators of this requirement. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints. (UC, 2023c, p. 29)

Construction worker trips (personal vehicles used by workers commuting to and from the Project site) would generate an estimated 7,439 gallons of fuel consumption during construction of the Project. Additionally, construction vendor and hauling trips (medium- and heavy-duty trucks) would generate an estimated 8,528 gallons of fuel consumption during construction of the Project. Diesel fuel would be supplied by County and regional commercial vendors. Indirectly, construction energy efficiencies and energy conservation would be achieved using bulk purchases, transport and use of construction materials. The 2021 Integrated Energy Policy Report (IEPR) released by the California Energy Commission (CEC) has shown that fuel efficiencies are improving within on- and off-road vehicle engines due to more stringent government requirements. Refer to the Project's Energy Analysis (*Technical Appendix E*) for additional information. (UC, 2023c, p. 32)

The equipment used for Project construction would be required to comply with CARB regulations and California emissions standards. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or would otherwise not conform to current emissions standards and related fuel efficiencies. Equipment and construction processes employed in construction of the Project would therefore not result in wasteful, inefficient, or unnecessary consumption of energy resources. (UC, 2023c, p. 29)

Operational-Related Energy Demands

Energy consumption in support of or related to Project operations would include transportation fuel demands (fuel consumed by passenger car and truck vehicles accessing the Project site), fuel demands from operational equipment, and facilities energy demands (energy consumed by building operations and site maintenance activities conservatively including energy usage for temperature control (cold storage) of up to 20 percent of the warehouse space).

Transportation Energy Demands

Annual vehicular trips and related Vehicle Miles Traveled (VMT) generated by the operation of the Project would result in an increased fuel demand of 63,695 gallons of fuel. Trip generation and VMT generated by the Project are consistent with other industrial warehouse uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Ed., 2021) and CalEEMod. As such, Project operations would not result in excessive and wasteful vehicle trips and VMT, nor excess and wasteful vehicle energy consumption compared to other industrial uses. (UC, 2023c, pp. 30, 33)

It should be noted that the State strategy for the transportation sector for medium and heavy-duty trucks is focused on making trucks more efficient and expediting truck turnover rather than reducing VMT from trucks. This is in contrast to the passenger vehicle component of the transportation sector

where both per-capita VMT reductions and an increase in vehicle efficiency are forecasted to be needed to achieve the overall state emissions reductions goals. (UC, 2023c, p. 33)

The proposed Project would implement Project design features that would facilitate the accessibility, parking, and loading of trucks on-site. Enhanced fuel economies realized pursuant to federal and State regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells), likely would decrease future gasoline fuel demands per VMT. Location of the Project site proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. In compliance with the California Green Building Standards Code and County requirements, the Project would promote the use of bicycles as an alternative mean of transportation by providing short-term and/or long-term bicycle parking accommodations. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. (UC, 2023c, p. 34)

On-Site Cargo Handling Equipment Fuel Demands

It is common for industrial warehouse buildings to require the operation of exterior cargo handling equipment in the building's truck court areas. On-site cargo handling equipment used by the Project would result in the consumption of approximately 4,462 gallons of natural gas. On-site equipment use of fuel would not be atypical for the type of construction proposed because there are no aspects of the Project's proposed operations that are unusual or energy-intensive, and Project on-site equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. (UC, 2023c, p. 34)

Facility Energy Demands

Project facility operational energy demands are estimated to be 621,349 kWh/year of electricity and conservatively assuming that up to 20 percent of the building's warehouse space would be temperature controlled, which would be supplied by Southern California Edison (SCE). As proposed, the Project's building operation would not use natural gas. The Project Applicant proposes conventional industrial uses reflecting contemporary energy efficient and energy conserving designs and operational programs consistent with California Building Standards Code, Title 24, which would ensure that the Project's energy demands would not be considered inefficient, wasteful, or otherwise unnecessary. The Project does not propose uses that are inherently energy intensive, and energy demands would be comparable to other industrial uses of similar scale and configuration. The Project site has been planned for Light Industrial ("LI") land uses by the County's General Plan and the MVAP and the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. Therefore, the Project would not cause or result in the need for additional energy producing or transmission facilities that would be considered inefficient, wasteful, or otherwise unnecessary. (UC, 2023c, p. 34)

Conclusion – Project Energy Demands

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful of inefficient uses of energy and aims to achieve energy conservation goals within the State. Impacts would be less than significant. (UC, 2023c, p. 36)

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

A summary of the Project's consistency with applicable regulations and requirements is provided below. As shown, the Project has no reasonable potential conflict with a State or local plan for renewable energy or energy conservation. Impacts associated with the Project's energy consumption as it relates to plan consistencies will be less than significant.

Consistency with ISTEA: Transportation and access to the Project site is provided by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because SCAG is not planning for intermodal facilities on or through the Project site. (UC, 2023c, p. 36)

Consistency with TEA-21: TEA-21 was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access, acts to reduce VMT, takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similar uses. The Project supports the strong planning processes emphasized under TEA-21. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21. (UC, 2023c, p. 36)

Consistency with IEPR: Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the CEC to prepare a biennial integrated energy policy report. The IEPR works towards improving electricity, natural gas, and transportation fuel energy use in California. Electricity would be provided to the Project by SCE. SCE's *Clean Power and Electrification Pathway* (CPEP) white paper builds on existing State programs and policies. As such, the Project would be consistent with, and would not otherwise interfere with, nor obstruct implementation the goals presented in the 2022 IEPR. Additionally, the Project would comply with the applicable Title 24 standards, which would ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary. As such, development of the proposed Project would support the goals presented in the 2022 IEPR. (UC, 2023c, pp. 36-37)

Consistency with the State of California Energy Plan: The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access and takes advantage of existing infrastructure systems. The Project therefore supports urban design and planning processes identified under the State of California Energy Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan. (UC, 2023c, p. 37)

Consistency with California Code Title 24, Part 6, Energy Efficiency Standards: California Code of Regulations (CCR) Title 24 Part 6: The California Energy Code was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. The 2022 version of Title 24 became effective on January 1, 2023. The Project would be required to comply with the applicable standards in place at the time building permit document submittals are made.

Therefore, the Project would not conflict with any applicable provisions of Title 24, Part 6. (UC, 2023c, p. 37)

Consistency with California Code Title 24, Part 11, CALGreen: CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on August 1, 2009, and is administered by the California Building Standards Commission. CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2022 California Green Building Code Standards that went into effect on January 1, 2023. Refer to subsection 3.2.3 of the Project's Energy Analysis (*Technical Appendix E*) for a listing of applicable Title 24, Part 11 measures for nonresidential uses. The Project would be required to comply with the applicable standards in place at the time building permit document submittals are made. (UC, 2023c, p. 37) In addition, 20 percent of the Project's energy use is required to be from renewable sources pursuant to the County's Climate Action Plan (CAP) Measure R2-CE1.

Consistency with AB 1493: California AB 1493, enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce greenhouse gasses (GHGs) emitted by passenger vehicles and light duty trucks. AB 1493 is not applicable to the Project as it is a Statewide measure establishing vehicle emissions standards. No feature of the Project would interfere with implementation of the requirements under AB 1493. (UC, 2023c, p. 37)

Consistency with Renewable Standards Portfolio (RPS): First established in 2002 under Senate Bill (SB) 1078, California's RPS requires retail sellers of electric services to increase procurement from eligible renewable resources to 33% of total retail sales by 2020. California's RPS is not applicable to the Project as it is a statewide measure that establishes a renewable energy mix. No feature of the Project would interfere with implementation of the requirements under RPS. (UC, 2023c, p. 37)

Consistency with SB 350: SB 350 (2015), reaffirmed California's commitment to reducing its GHG emissions and addressing climate change. The proposed Project would use energy from SCE, which have committed to diversify their portfolio of energy sources by increasing energy from wind and solar sources. No feature of the Project would interfere with implementation of SB 350. Additionally, the Project would be designed and constructed to implement the energy efficiency measures for new industrial developments and would include several measures designed to reduce energy consumption. (UC, 2023c, p. 37)

Conclusion
Based on the preceding analysis, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

Mitigation: No mitigation is required outside of applicable regulatory compliance.

Monitoring: No monitoring is required.

Geology and Soils

In order to evaluate geological and soils conditions on the Project site, a site-specific technical report was prepared for the Project site by Southern California Geotechnical (herein, "SCG"). This report is entitled, "Geotechnical Investigation, Proposed Warehouse, Patterson Avenue, South of Cajalco Road, Riverside County (Perris), California," is dated October 27, 2021, and is included as *Technical Appendix F1* to this MND. (SCG, 2021)

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones 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?	☐	☐	☐	☒

a) Would the Project 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?

Based on the analysis contained in the Project's Geotechnical Investigation (*Technical Appendix F1*) and research of available maps indicates that the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, the Project's geologist Southern California Geotechnical (SCG) did not identify evidence of faulting during the geotechnical investigation. SCG concluded that the possibility of significant fault rupture on the site is considered to be low. Therefore, the Project would not 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, and no impact would occur. (SCG, 2021, p. 9)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
12. Liquefaction Potential Zone a. Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

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

Liquefaction is the loss of strength in generally cohesionless, saturated soils when the pore-water pressure induced in the soil by a seismic event becomes equal to or exceeds the overburden pressure. The primary factors which influence the potential for liquefaction include groundwater table elevation, soil type and plasticity characteristics, relative density of the soil, initial confining pressure, and intensity and

duration of ground shaking. The depth within which the occurrence of liquefaction may impact surface improvements is generally identified as the upper 50 feet below the existing ground surface. Liquefaction potential is greater in saturated, loose, poorly graded fine sands with a mean grain size in the range of 0.075 to 0.2 mm. Non-sensitive clayey (cohesive) soils which possess a plasticity index of at least 18 are generally not considered to be susceptible to liquefaction, nor are those soils which are above the historic static groundwater table. (SCG, 2021, p. 11)

According to Riverside County GIS, the Project site is located within a zone of low liquefaction susceptibility. In addition, the subsurface conditions encountered at the boring locations conducted by SCG are not considered to be conducive to liquefaction. These conditions consist of moderate- to high-strength native alluvium and older alluvial soils, and there is no evidence of a long-term groundwater table within the depths explored by the borings or historically within the upper 50 feet. Based on these considerations, liquefaction is not considered to be a design consideration for the proposed Project. Accordingly, the Project would not be subject to seismic-related ground failure, including liquefaction, and impacts would be less than significant. (SCG, 2021, p. 11)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
Would the project:				
13. Ground-shaking Zone a. Be subject to strong seismic ground shaking?	☐	☐	☒	☐

a) Would the Project be subject to strong seismic ground shaking?

The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. The risk is not considered substantially different than that of other similar properties in the southern California area. The Project would be required to be constructed n accordance with Section 1613 of the 2022 California Building Code (CBC), or applicable subsequent version of the CBC at the time of building permit application; the CBC identifies design features required to be implemented to resist the effects of seismic ground motions. Additionally, the Project's Geotechnical Investigation (*Technical Appendix F1*) includes site-specific recommendations to attenuate seismic-related hazards. With mandatory compliance to the 2022 CBC requirements, or the applicable building code at the time of Project construction, and compliance with the Project's Geotechnical Investigation recommendations, structures and persons on the Project site would not be exposed to substantial adverse ground-shaking effects. Accordingly, impacts associated with strong seismic ground shaking would be less than significant. (SCG, 2021, pp. 9-10)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
14. Landslide Risk a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☒	☐

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

The Project site and immediately surrounding areas exhibit little topographic variation and there are no large hill forms located within or adjacent to the Project site. The nearest lands containing hillsides occur approximately 0.6-mile southwest of the Project site. (Google Earth, 2021) In addition, no large slopes capable of resulting in landslides or rockfall hazards are proposed as part of Project grading activities. Accordingly, the Project would not be subject to hazards associated with landslides or rockfall hazards, and there are no components of the Project that would result in increased hazards associated with landslides or rockfall in the local area. No impact would occur.

According to the Project's Geotechnical Investigation (*Technical Appendix F1*), the potential for lateral spreading or subsidence on site is considered low (SCG, 2021, p. 9). Additionally, there are no components of the proposed Project that would result in increased potential for lateral spreading or collapse. The Project would be subject to compliance with the recommendations contained in the Project's Geotechnical Investigation, which would further ensure that lateral spreading or collapse hazards on site are appropriately attenuated as part of site grading activities. Accordingly, impacts due to lateral spreading and collapse would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
15. Ground Subsidence a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☒	☐

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

According to the Project's Geotechnical Investigation (*Technical Appendix F1*), the potential for subsidence on site is considered low (SCG, 2021, p. 9). Additionally, there are no components of the proposed Project that would result in increased potential for subsidence hazards. The Project would be subject to compliance with the recommendations contained in the Project's Geotechnical Investigation, which would further ensure that subsidence hazards on site are appropriately attenuated as part of site grading activities. Accordingly, impacts due to ground subsidence would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
16. Other Geologic Hazards a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

a) Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

A seiche is an underwater wave that oscillates through a body of water which may be triggered by earthquakes or landslides. In general, seiches are present in larger lakes as a result of the depth, temperature, and contours of the body of water. The nearest large body of water capable of producing a seiche is Lake Perris, which is located approximately 3.5 miles northeast of the Project site (Google Earth, 2021). According to Figure 11 of the MVAP, the Project site is not located in an area that is subject to inundation due to failure of the Lake Perris dam, which also indicates that the Project site is not subject to any seiche hazards associated with Lake Perris (Riverside County, 2018, Figure 11). Accordingly, the Project would not be subject to seiche hazards, and no impact would occur.

The Project site and immediate surrounding areas exhibit little topographic variation and there are no large hill forms located within or adjacent to the Project site. The nearest lands containing hillsides occur approximately 0.6-mile southwest of the Project site. (Google Earth, 2021) In addition, no large slopes capable of resulting in producing mudflow hazards are proposed as part of Project grading activities. Accordingly, the Project would not be subject to hazards associated with mudflow, and there are no components of the Project that would result in increased hazards associated with mudflow in the local area. No impact would occur.

There are no active volcanos in the Southern California region. Accordingly, the Project would not be subject to hazards associated with volcanoes, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
Would the project:				
17. Slopes				
a. Change topography or ground surface relief features?	☐	☐	☒	☐
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c. Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

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

The Project site is proposed to be graded in a manner that largely approximates the site's existing topographic conditions. The grading generally would follow the existing drainage patterns, with minimal grading consisting of 15,100 cubic yards (cy) of cut and 10,300 cy of fill, with a total of 4,800 cy of export of soil material required. Thus, the Project would not result in a substantial change in topography or ground surface relief features, and impacts would be less-than-significant.

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

Minor areas of manufactured slopes are proposed in the northern and eastern portions of the Project site, particularly within the proposed bioretention basin proposed in the southeastern portion of the site. All of the slopes would be constructed at a maximum gradient of 2:1 (horizontal:vertical) up to a maximum height of approximately three feet. No cut or fill slopes greater than 2:1 or higher than 10 feet are proposed as part of the Project; therefore, no impact would occur.

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

Under existing conditions, there are no subsurface sewage disposal systems. Sewer service to the Project would be accommodated by a proposed 8-inch sewer line within Patterson Avenue that would connect to an existing 21-inch sewer main within Cajalco Road. As such, the Project has no potential to result in grading that affects or negates subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
Would the project:				
18. Soils a. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b. Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property?	☐	☐	☒	☐
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

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

Implementation of the Project has the potential to result in soil erosion. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and long-term operation.

Construction-Related Impacts

Proposed grading and construction activities associated with the Project would expose underlying soils and disturb surficial soils. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

Pursuant to the requirements of the State Water Resources Control Board, the Project Developer/Permit Holder is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, including proposed grading. The NPDES permit is required for all projects that include construction activities such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The County's Municipal Separate Storm Sewer System (MS4) NPDES Permit

requires the Project Applicant to prepare and submit to the County for approval a project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would identify a combination of erosion control and sediment control measure (i.e., Best Management Practices [BMPs]) to reduce or eliminate sediment discharge to surface water from stormwater and non-stormwater source discharges during construction.

In addition, proposed construction activities would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. SCAQMD Rule 403 requires that certain construction practices be following that limit dust and dirt from leaving the construction site. For example, no dust is allowed to be tracked out of the Project site by more than 25 feet. In addition, proposed construction activities would be required to comply with applicable County ordinances (e.g., Ordinance Nos. 457 and 460) to protect and enhance the water quality of the County, which requires the Project Developer/Permit Holder to prepare an erosion control plan to be used during the rainy season. With mandatory compliance with the requirements noted in the Project's SWPPP, as well as mandatory compliance to applicable regulatory requirements including but not limited to SCAQMD Rule 403 and Riverside County Ordinance Nos. 457 and 460, the potential for water and/or wind erosion impacts during Project construction would be reduced to less-than-significant levels.

Operational-Related Impacts

Following construction, wind and water erosion on the Project site would be minimized, as the disturbed areas would be landscaped or covered with impervious surfaces, and drainage would be controlled through a storm drain system. As proposed, runoff generated from the Project site would be collected by onsite inlets, conveyed through an underground storm drain system, and discharged into two separate onsite BMP facilities. Runoff from the approximate southern half of the site would discharge to a bioretention area for both treatment and detention. Runoff from the approximate northern half of the site would discharge into underground storage chambers for detention and a modular wetland for treatment. The proposed BMP facilities would provide detention and water quality treatment, which would minimize the amount of sediment in runoff leaving the site. Additionally, and as discussed in detail in this document under the topic of *Hydrology and Water Quality*, the Project would not result in an increase in runoff from the Project site during peak storm events as compared to existing conditions, indicating the Project has no potential to result in increased erosion hazards downstream. Accordingly, implementation of the Project would not increase the risk of siltation or erosion in stormwater discharged from the Project site. In addition, and pursuant to Riverside County Ordinance No. 475 (Building Codes & Fees Ordinance), a Water Quality Management Plan (WQMP) would be required for implementing development within the Project site, which would identify post-construction measures to ensure on-going protection against erosion. Compliance with the WQMP would be required as a condition of approval for future implementing developments, and long-term maintenance of on-site water quality features also would be required. Based on the foregoing, implementation of the Project would not significantly increase the risk of long-term wind or water erosion on- or off-site, and impacts would be less-than-significant.

b) Would the Project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property?

According to the Project's Geotechnical Investigation (*Technical Appendix F1*), soils on the Project site have an Expansion Index (EI) rating of 31, indicating that the expansive potential of on-site soils is considered "low." Additionally, the Project's Geotechnical Investigation (*Technical Appendix F1*) includes site-specific recommendations to attenuate hazards associated with expansive soils (SCG, 2021, pp. 7-8). With mandatory compliance with the Project's Geotechnical Investigation and the geotechnical report required as part of grading permits, impacts due to expansive soils would be less than significant.

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

Sewer service to the Project would be provided from EMWD via a proposed 8-inch sewer line within Patterson Avenue that would connect to an existing 21-inch sewer main within Cajalco Road. As such, no septic tanks or alternative waste water disposal systems are proposed or required as part of the Project. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
19. Wind Erosion and Blowsand from project either on or off site. a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

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

According to Figure 4.12.6 (Wind Erosion Susceptibility Areas) of Riverside County EIR No. 521, which was prepared in conjunction with the County's 2015 update to its General Plan, the Project site occurs in a portion of the County that exhibits "moderate" risk of wind erosion hazards (Riverside County, 2015, Figure 4.12.6). As such, the Project would not be substantially impacted by wind erosion or blowsand. Additionally, the analysis of Threshold 18.a), above, demonstrates that with mandatory compliance with the NPDES permit during both construction and long-term operation, implementation of a SWPPP during construction, implementation of a WQMP during long-term operations, and mandatory compliance with SCAQMD Rule 403 and Riverside County Ordinance Nos. 457 and 460, the Project would not result in substantial erosion, including wind erosion or blowsand, during Project construction or operation. Accordingly, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Greenhouse Gas Emissions

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

To evaluate the Project's potential to result in significant greenhouse gas emissions, a site-specific technical report was prepared by Urban Crossroads, entitled "Patterson & Harvill Warehouse PPT220026 Greenhouse Gas Analysis" (herein, "GHGA"), dated November 20, 2023, and is included as MND *Technical Appendix G.* (UC, 2023d)

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

Global Climate Change (GCC) refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation, and storms. Gases that trap heat in the atmosphere are often referred to as greenhouse gasses (GHGs). An individual project like the proposed Project evaluated herein cannot generate GHG emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other sources of GHGs, which when taken together constitute potential influences on GCC. (UC, 2023d, p. 7)

Increases in Earth's ambient temperatures would result in more intense heat waves, causing more heat-related deaths. Scientists also purport those higher ambient temperatures would increase disease survival rates and result in more widespread disease. Climate change would likely cause shifts in weather patterns, potentially resulting in devastating droughts and food shortages in some areas. Exhibit 2-A of the Project's GHGA (*Technical Appendix G*) presents the potential impacts of global warming. (UC, 2023d, p. 13)

Pursuant to the County of Riverside Climate Action Plan (CAP) Update, the development review process procedures for evaluating and determining the significance of GHG impacts is streamlined by (1) applying an emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. Projects that have emissions below the screening threshold of 3,000 $MTCO_2e/yr$, that meet the energy efficiency requirements of Title 24, and that incorporate water conservation measures pursuant to the California Green Building Standards Code are considered less than significant and do not require the use of the CAP Update Screening Tables or alternative GHG mitigation analysis as specified by the CAP. A

threshold level above 3,000 $MTCO_2e$/yr is used to identify projects that require the use of CAP Update Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.

CalEEMod Version 2022.1 was used to calculate the Project's construction-source and operational-source criteria pollutants and GHG emissions from direct and indirect sources. Output from the model runs for construction and operational activity are provided in Appendices 3.1. and 3.2 to the Project's GHGA (*Technical Appendix G*). CalEEMod includes GHG emissions from construction, area, energy, mobile, waste, and water sources. For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. Operational activities associated with the Project will result in emissions of CO_2, CH_4, and N_2O from the following primary sources: area source emissions; energy source emissions; mobile source emissions; on-site cargo handling equipment emissions; transportation refrigeration unit (TRU) emissions; water supply, treatment, and distribution; solid waste; and refrigerants. Refer to *Technical Appendix G* for detailed information. (UC, 2023d, pp. 44, 46-47) The estimated Project-related GHG emissions are summarized Table 1-7, *Project GHG Emissions.*

Table 1-7 Project GHG Emissions

Emission Source	Emissions (MT/yr)				
	CO_2	**CH_4**	**N_2O**	**Refrigerants**	**Total CO_2e**
Annual construction-related emissions amortized over 30 years	16.03	0.00	0.00	0.01	16.23
Mobile Source	518.00	0.01	0.06	0.74	538.00
Area Source	2.05	0.00	0.00	0.00	2.11
Energy Source	98.30	0.01	0.00	0.00	98.80
Water Usage	33.01	0.76	0.01	0.00	57.50
Waste	8.46	0.85	0.00	0.00	29.62
Refrigerants	0.00	0.00	0.00	17.01	17.01
On-Site Equipment Source					47.38
TRU Source					114.78
Total CO_2e (All Sources)	**921.42**				

Note: CalEEMod output, See Appendix 3.2 of the GHGA (*Technical Appendix G*) for detailed model outputs.
Source: (UC, 2023d, p. 51)

Detailed operation model outputs for the Project are presented in Appendix 3.2 of the Project's GHGA (*Technical Appendix G*). As shown, construction and operation of the Project would generate approximately 921.42 $MTCO_2e$/yr. As such, the Project would not exceed the County's screening threshold of 3,000 $MTCO_2e$/yr. Additionally, the Project would be required to comply with Title 24 and the California Green Building Standards Code. Thus, the Project is considered consistent with the County of Riverside CAP Update, thereby demonstrating that the Project also would be consistent with the GHG reduction goals of SB 32. Therefore, the Project would not generate GHGs, either directly or indirectly, that may have a significant impact on the environment, and the Project's impacts due to GHG emissions would be less than significant. (UC, 2023d, p. 51)

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

Pursuant to Section 15604.4 of the CEQA Guidelines, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions. Project

consistency with AB 32, SB 32, and the County's CAP are discussed below. The Project's consistency with the SB 32 (2022 Scoping Plan) also satisfies consistency with AB 32 since the 2022 Scoping Plan is based on the overall targets established by AB 32. Project consistency with SB 32 and County's CAP is evaluated in the following discussion.

2022 CARB Scoping Plan Consistency

On December 15, 2022, CARB adopted the 2022 Scoping Plan for Achieving Carbon Neutrality. The 2022 Scoping Plan builds on the prior 2017 Scoping Plan as well as the requirements set forth by AB 1279, which directs the State to become carbon neutral no later than 2045. To achieve this statutory objective, the 2022 Scoping Plan lays out how California can reduce GHG emissions by 85% below 1990 levels and achieve carbon neutrality by 2045. Unlike the 2017 Scoping Plan, CARB no longer includes a numeric per capita threshold and instead advocates for compliance with a local GHG reduction strategy (CAP) consistent with CEQA Guidelines Section 15183.5. (CARB, 2022a)

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 promulgated through the 2022 Scoping Plan. Some of the current transportation sector policies that the Project would 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 would be required to comply with applicable elements outlined in the County's CAP. As such, the Project would not be inconsistent with the 2022 Scoping Plan. (UC, 2023d, p. 52)

County of Riverside CAP Consistency

As discussed above under the analysis of Threshold a., construction and operation of the Project would generate approximately 921.42 $MTCO_2e$/yr. As such, the Project would not exceed the County's screening threshold of 3,000 $MTCO_2e$/yr. Furthermore, the Project would satisfy the energy efficiency requirement per the County's CAP. Buildings constructed with over 100,000 s.f. of building space are subject to compliance with Measure R2-CE1 of the County's CAP Update, which includes a requirement for on-site renewable energy production. This measure is required for any tentative tract map, plot plan, or conditional use permit that proposes development or one or more new buildings totaling more than 100,000 gross s.f. of commercial, office, industrial, or manufacturing development to offset its energy demand. Thus, with CAP compliance, Project-related emissions would not have a significant direct or indirect impact regarding GHG emissions and does not require additional analysis under the CAP. (UC, 2023d, p. 52)

Conclusion

Overall, the proposed Project would not conflict with the County's CAP, SB 32, or any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required outside of applicable regulatory requirements.

Monitoring: No monitoring is required.

Hazards and Hazardous Materials

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
21. Hazards and Hazardous Materials a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Implementation of the Project would result in the construction and long-term operation of a 100,924 s.f. warehouse building and associated parking areas for trucks, trailers, and passenger vehicles. The analysis below evaluates the potential for the Project to result in a substantial hazard to people or the environment due to existing site conditions, construction activities, and long-term operation.

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

Existing Site Conditions

In order to evaluate the potential for the Project site to contain hazardous materials under existing conditions, a Phase I Environmental Site Assessment ("Phase I ESA") was prepared for the Project by V3 Companies (herein, "V3"), and is included as MND *Technical Appendix H*. Refer to the Phase I ESA

for a discussion of methodology, a summary of site use and history, the results of the site reconnaissance, and the results of regulatory database research.

Based on the findings of the Phase I ESA, it was determined that the Project site was historically undeveloped vacant land as early as 1901. From 1938 -1997 it appears that the Project site was used for agricultural purposes to grow row crops. No structures or orchards were present during this time period. Based on correspondence with the current owner, V3 states that from 1997 to the present, the site has been used for dry storage. V3 concludes that historical activities at the Project site do not constitute a Recognized Environmental Condition (REC). (V3, 2023, pp. 10-11) The Project site is currently undeveloped vacant, land. No structures are present on the Project site. No evidence of current RECs, Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) were noted on the site by V3 during their field investigation. (V3, 2023, pp. 12, 15) Based on the results of the Project's Phase I ESA, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to existing site conditions.

Temporary Construction-Related Activities

Heavy equipment (e.g., dozers, excavators, tractors) would be operated in the Project's physical disturbance area during construction of the Project. This heavy equipment likely would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be used on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the federal Environmental Protection Agency (EPA) and Department of Toxic Substances Control (DTSC), as well as the Santa Ana Regional Water Quality Control Board (RWQCB) pertaining to water quality as discussed in MND subsection X.0 (Hydrology and Water Quality). With mandatory compliance with applicable hazardous materials regulations, the Project would not create significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. A less-than-significant impact would occur.

Long-Term Operational Activities

The future occupant(s) of the proposed warehouse building are not yet known. However, the future building occupant(s) likely would include general warehousing possibly with up to 20% cold storage and it is possible that hazardous materials could be used during the course of a future building user's daily operations. State and federal Community-Right-to-Know laws allow public access to information about the amounts and types of chemicals in use at local businesses. Laws are also in place that require businesses to plan and prepare for possible chemical emergencies. Any business that occupies the proposed building on the Project site and that handles hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) would require a permit from the Riverside County Department of Environmental Health (RCDEH) in order to register the business as a hazardous materials handler. Such businesses also are required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to Riverside County

Fire Department and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.

If businesses that use or store hazardous materials occupy the future building on the Project site, the business owners and operators would be required to comply with all applicable federal, State, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances (as described above). With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. In addition, the Project would be required to comply with Riverside County Ordinance No. 651.5, which establishes specific requirements for the storage of hazardous materials and requirements for reporting and permitting the use, handling, storage, and transportation of hazardous materials.

With mandatory regulatory compliance, along with mandatory compliance with Riverside County Ordinance No. 651.5, potential hazardous materials impacts associated with long-term operation of the Project are determined to be less than significant and mitigation is not required.

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

Based on the results of the Project's Phase I ESA, no evidence of current RECs, HRECs, or CRECs were noted from the existing Project site operations. Therefore, there is no reasonable possibility that the Project could disrupt an existing site condition that would create a significant hazard to the public. Accordingly, no impact due to existing site conditions would occur.

Temporary Construction-Related Activities

As discussed above in Threshold 21.a), heavy equipment would be operated in the Project's physical disturbance area during construction of the Project. This heavy equipment likely would be fueled and maintained by petroleum-based substances which are considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be used during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment and construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials. With mandatory compliance with applicable hazardous materials regulations, the Project would not 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 as a result of the Project site's existing conditions. Accordingly, no impact due to existing site conditions would occur.

Long-Term Operational Activities

As discussed above in Threshold 21.a), if businesses that use or store hazardous materials occupy the future building on the Project site, the business owners and operators would be required to comply with all applicable federal, State, and local regulations to ensure proper use, storage, emission, and disposal of hazardous substances, as described above in Threshold 21.a). With mandatory regulatory compliance, the Project would not 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 as a result of the Project site's existing conditions. Accordingly, no impact due to existing site conditions would occur.

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

In April 2023 the County of Riverside Emergency Management Department (EMD) published a Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for the purposes of identifying the County's hazards, reviewing and assessing past disaster occurrences, estimating the probability of future occurrences, and setting goals to reduce or eliminate potential risks to people and property from natural and human-caused hazards. The LHMP addresses a variety of hazard types including but not limited to wildland fire, electrical outages, extreme weather, pipeline disruptions, and hazardous materials incidents (Riverside EMD, 2023). The Project site does not contain any emergency facilities nor does it serve as part of an emergency evacuation route. During construction and long-term operation of the Project, adequate emergency access for emergency vehicles would be required to be maintained along Patterson Avenue and Harvill Avenue. Furthermore, improvements planned as part of the Project are not anticipated to adversely affect traffic operations in the local area, including along nearby segments of Patterson Avenue and Harvill Avenue. Improvements planned to Harvill Avenue and Patterson Avenue as part of the Project would improve vehicular circulation in the area including for emergency vehicles. As part of the County's discretionary review process, the County reviewed the Project's application materials to ensure that appropriate emergency ingress and egress would be available to and from the Project site and that circulation on the Project site was adequate for emergency vehicles. Accordingly, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impact would occur.

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

The Project site is located approximately 0.24-mile southwest of Val Verde High School, which is the closest existing school to the Project site under existing conditions. It should be noted that the Val Verde High School is separated from the Project site by I-215. As described above under the analysis of Thresholds a) and b), use of and transport of hazardous substances or materials to and from the Project site during construction and long-term operational activities would be required to comply with applicable federal, State, and local regulations that would preclude substantial public safety hazards. Accordingly, there would be no potential for existing or proposed schools within ¼ miles of the site to be exposed to substantial safety hazards associated with emission, handling, or the routine transport of hazardous substances or materials to and from the Project site, and impacts would be less than significant.

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

The list of hazardous materials sites is commonly known as the "Cortese List." According to the Department of Toxic Substances Control (DTSC, "*While Government Code Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web-based information access since 1992 and this information is now largely available on the Internet sites of the responsible organizations. Those requesting a copy of the Cortese "list" are now referred directly to the appropriate information resources contained on the Internet web sites of the boards or departments that are referenced in the statute*."

According to the CalEPA website, below are the data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements (CalEPA, n.d.).

- List of Hazardous Waste and Substances sites from the Department of Toxic Substances Control EnviroStor database.
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database.
- List of Solid Waste Disposal Sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of Active Cease and Desist Orders and Cleanup and Abatement Orders identified by the Regional Water Board.
- List of Hazardous Waste Facilities Subject to Corrective Action pursuant to § 25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control.

Based on the results of the Project's Phase I ESA (MND *Technical Appendix H*), which included a review of all applicable regulatory databases, the Project site is not identified as being on the "Cortese List." As such, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
Would the project:				
22. Airports a. Result in an inconsistency with an Airport Master Plan?	☐	☐	☒	☐
b. Require review by the Airport Land Use Commission?	☐	☐	☒	☐
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	☐	☐	☒	☐

		Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
	public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
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?	☐	☐	☒	☐

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

The Project site is located within the Airport Influence Area (AIA) of the March Air Reserve Base/Inland Port (MARB). Specifically, the Project site is located within Compatibility Zone C2 of the 2014 MARB Land Use Compatibility Plan (ALUCP) (ALUC, 2014, Map MA-1). Because the Project site is located within the AIA for the MARB, the Project required review by the Riverside County Airport Land Use Commission (ALUC) for consistency with the 2014 MARB ALUCP. As such, the Project was reviewed by the Riverside County ALUC on December 16, 2022, which found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions will be imposed on the proposed Project by Riverside County as Conditions of Approval (COAs) and are listed below. With mandatory compliance with the ALUC COAs, the Project would not result in an inconsistency with an Airport Master Plan and a less-than-significant impact would occur.

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

As discussed under Threshold a), the Project site is located within Compatibility Zone C2 of the 2014 MARB ALUCP (ALUC, 2014, Map MA-1). Because the Project site is located within the AIA for the MARB, the Project required review by the Riverside County ALUC for consistency with the 2014 MARB ALUCP. On December 16, 2022, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain standard conditions of approval. These conditions will be imposed on the proposed Project by Riverside County as COAs and are listed below. With mandatory compliance with the ALUC COAs, the Project would not conflict with any ALUCPs, including the MARB ALUCP, and a less-than-significant impact would occur.

c) Would the Project be 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?

As indicated under the analysis of Thresholds a) and b), above, the Project site is located within Compatibility Zone C2 of the 2014 MARB ALUCP (ALUC, 2014, Map MA-1). Because the Project site occurs within the AIA for the MARB, the Project required review by the Riverside County ALUC for consistency with the 2014 MARB ALUCP. On December 16, 2022, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. With mandatory compliance with the ALUC COAs, which would be imposed by Riverside County as COAs for the proposed Project, the Project would not result in a safety hazard for people working in the Project area, and a less-than-significant impact would occur.

The following conditions of approval shall apply and reflect the conditions of approval listed in the ALUC's consistency determination letter, dated December 16, 2022, which determined that the proposed Project is consistent with the 2014 March Air Reserve Base/Inland Port ALUCP.

- Any new outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

- The following uses/activities are not included in the proposed Project and shall be prohibited at this site:

  (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DOD or FAA-approved navigational signal light or visual approach slope indicator;
  (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport;
  (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.);
  (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  (e) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.
  (f) Other Hazards to flight.

- The following "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice:

  "This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. See Business and Professions Code Section 11010(b)(13)(A)."

- Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall

be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries. Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

- The Project has been evaluated to construct a 100,924 square foot manufacturing building. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

- The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

d) Would the Project be 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?

The nearest private airstrip or heliport to the Project site is the Perris Valley Airport, located approximately 4.7 miles southeast of the Project site within the City of Perris (Google Earth, 2021). Due to distance between the Project site and the Perris Valley Airport, the Project would not result in a safety hazard for people residing or working in the Project area, and impacts would be less than significant.

Mitigation: Impacts would be less than significant; therefore, mitigation measures are not required.

Monitoring: Monitoring is not required.

Hydrology and Water Quality

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	☐	☐	☒	☐
d. Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
g. Impede or redirect flood flows?	☐	☐	☐	☒
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

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

The California Porter-Cologne Water Quality Control Act (§ 13000 [“Water Quality”] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred

to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Development within the Santa Ana RWQCB region is subject to the RWQCB's 2019 *Water Quality Control Plan for the Santa Ana River Basin* (Basin Plan). The RWQCB's 2019 Basin Plan is herein incorporated by reference and is available for public review at the Santa Ana RWQCB's website listed in the References section of this MND.[1] (RWQCB, 2019)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana Watershed. Based on the Project's Water Quality Management Plan ("WQMP"; *Technical Appendix I2*), receiving waters for the property's drainage include the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore. Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients, organic enrichment/low dissolved oxygen, PCBs, sediment toxicity, and unknown toxicity. The Perris Valley Storm Drain and San Jacinto River Reaches 1 and 3 are not listed as impaired. (Kimley Horn, 2024a, Table A.1)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the NPDES permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit, and to prepare and implement a WQMP for long-term operation.

Provided below is a discussion of the Project's potential to result in violations of water quality standards or waste discharge requirements during both construction and long-term operation.

Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the RWQCB's Basin Plan. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality

[1] https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/

standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Operational-Related Water Quality

As noted above, receiving waters for the Project site's drainage include the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients, organic enrichment/low dissolved oxygen, PCBs, sediment toxicity, and unknown toxicity. The Perris Valley Storm Drain and San Jacinto River Reaches 1 and 3 are not listed as impaired. (Kimley Horn, 2024a, Table A.1) According to the Project's WQMP (*Technical Appendix I2*), the Project's pollutants of concern include bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash/debris, and oil/grease (Kimley Horn, 2024a, Table E.1).

To meet NPDES requirements, the Project's proposed storm drain system is designed to treat pollutants of concern from Project site runoff. As proposed, runoff generated from the site is designed to be collected by onsite inlets, conveyed through an underground storm drain system, and discharged into a single onsite BMP, referred to as BMP 1, which is a bioretention area for both treatment and detention. As part of the proposed improvements, the Project would construct a 24" extension of the RCFC Line E-8 in Harvill Avenue. BMP 1 would discharge into the proposed 24" pipe, which would ultimately connect to Line E-8 at node POC EX1 of the PVMDP Master Drainage Area Map. (Kimley Horn, 2024b, p. 3-3)

The water quality features would ensure that runoff from the Project site would not contribute substantially to existing downstream impairments and the Project would not violate any water quality standards or waste discharge requirements. Furthermore, the Project would be required to implement its WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix I2*. The Preliminary WQMP identifies structural controls (including the proposed water quality features) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, requirements for industrial processes, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. (Kimley Horn, 2024a, pp. 24-27)

Based on the foregoing analysis, implementation of the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be less than significant.

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

No potable groundwater wells are proposed as part of the Project; therefore, the Project would not deplete groundwater supplies through direct extraction. The Project would be served with potable water from the EMWD. Domestic water supplies from the EMWD are reliant on imported water from the Metropolitan Water District (MWD), recycled water, local groundwater production, and desalted groundwater. To

address water supplies and demand, the EMWD adopted an Urban Water Management Plan (UWMP) that forecasts water demands and supplies under normal, single-dry, and multiple-dry year conditions; assesses supply reliability; and describes methods of reducing demands under potential water shortages. EMWD's UWMP is based, in part on the General Plans of the various jurisdictions within its service area for projecting future demand. (EMWD, 2021a, p. xii)

The proposed Project is consistent with the site's existing General Plan land use designation of "Light Industrial (LI)," and is also consistent with the site's underlying zoning classification of "Manufacturing – Service Commercial (M-SC)." Because the UWMP demonstrates that the EMWD would have sufficient water supplies, including groundwater, to meet water demands within its district through 2045, and because the proposed Project is consistent with the assumptions used to project future water demand in the UWMP, it can therefore be concluded that the Project's demand for potable water would not result in the depletion of groundwater supplies. As such, Project impacts to groundwater supplies would be less than significant.

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

The Project would not result in any significant direct or indirect impacts to drainage patterns, streams or rivers. The Project generally would maintain the site's existing topography, although slight modifications to the site's drainage pattern are proposed. Specifically, under existing conditions, runoff from the southwest corner of the Project site sheet flow towards Patterson Avenue, runoff in the southeastern portion of the site sheet flows in a southeasterly direction towards Harvill Avenue, while runoff in the northern and central portions of the site sheet flows to the northeast towards Harvill Avenue. With implementation of the Project as proposed, runoff generated from the site will be collected by onsite inlets, conveyed through an underground storm drain system, and discharged into a single onsite BMP referred to as BMP 1, which is a bioretention area for both treatment and detention. Post-development flows were compared against pre-development flows, and a net runoff volume was calculated. The total required storage volume for the Project is 15,895 cf. The Project's bioretention basin, BMP – 1, is designed with a storage volume of 23,501.45 cf. Thus, BMP – 1 is designed to adequately handle the runoff volume from the Project. (Kimley Horn, 2024b, p. 4-4) In addition and as part of the proposed improvements, the Project would construct a 24" extension of the RCFC Line E-8 in Harvill Avenue. BMP 1 would discharge into the proposed 24" pipe, which would ultimately connect to Line E-8 at node POC EX1 of the PVMDP Master Drainage Area Map. With the installation of proposed improvements, impacts due to alterations to the existing drainage pattern of the site or area through the addition of impervious surfaces would be less than significant.

Off-site, the Project proposes street improvements to Harvill Avenue and Patterson Avenue along the Project frontages that are designed to taper back to the existing grades to match existing grades. The proposed street improvements and tapers are designed to maintain the historical drainage patterns and historical discharge points. The street improvements will maintain the existing crown in Patterson Avenue. Runoff from the east side of the road will continue discharge to the east into a roadside ditch that will convey flows south down Patterson Avenue, ultimately discharging to the existing low point north of the Atchison, Topeka & Santa Fe Railway Company (AT&SF) railroad. Runoff from the west side of the road will continue to discharge west to a roadside ditch that conveys flows south down Patterson Avenue. Flows from the west side of the street are conveyed through an existing culvert that crosses beneath Patterson Avenue, conveying flows from the west side of the street to the existing low point north of the railroad on the east side of the street. This low spot is the historical discharge point for stormwater runoff

from Patterson Avenue and will be maintained in the proposed condition. It is determined that the Project site does not receive any offsite runoff in the proposed condition as a part of the Project. (Kimley Horn, 2024b, p. 3-3) Therefore, impacts due to alterations to the existing drainage pattern of the site or area through the addition of Patterson Avenue improvements would be less than significant.

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

Implementation of the Project has the potential to result in soil erosion. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and long-term operation.

Construction-Related Impacts

Proposed grading and construction activities at the Project site would expose underlying soils and disturb surficial soils. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a NPDES permit for construction activities, including proposed grading. The NPDES permit is required for all projects that include construction activities such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The County's Municipal Separate Storm Sewer System (MS4) NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Project-specific SWPPP. The SWPPP would identify a combination of erosion control and sediment control measure (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from storm water and non-stormwater source discharges during construction.

In addition, proposed construction activities would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. Rule 403 requires that certain construction practices be following that limit dust and dirt from leaving the construction site. For example, no dust is allowed to be tracked out of the site by more than 25 feet. In addition, proposed construction activities would be required to comply with applicable County ordinances (e.g., Ordinance Nos. 457 and 460) to protect and enhance the water quality of the County, which requires the Project Applicant to prepare an erosion control plan to be used during the rainy season. With mandatory compliance with the requirements noted in the Project's SWPPP, as well as mandatory compliance to applicable regulatory requirements including but not limited to SCAQMD Rule 403 and Riverside County Ordinance Nos. 457 and 460, the potential for erosion or siltation impacts during Project construction would be reduced to less-than-significant levels.

Operational-Related Impacts

Following construction, wind and water erosion on the Project site would be minimized, as the disturbed areas would be landscaped or covered with impervious surfaces, and drainage would be controlled through a storm drain system. Runoff generated from the site will be collected by onsite inlets, conveyed through an underground storm drain system, and discharged into a single onsite BMP referred to as BMP 1, which is a bioretention area for both treatment and detention. The bioretention area has been designed to treat stormwater pollutants from runoff prior to discharge from the site, including sediments. (Kimley Horn, 2024b, p. 3-3) Accordingly, implementation of the Project would not increase the risk of siltation or erosion in stormwater discharged from the Project site. As such, the Project would not result in an increased risk of erosion in downstream facilities, and impacts would be less than significant.

Furthermore, and pursuant to Riverside County Ordinance No. 475 (Building Codes & Fees Ordinance), a WQMP would be required for implementing development activities within the Project site, which would identify post-construction measures to ensure on-going protection against erosion. Compliance with the WQMP would be required as a condition of approval and long-term maintenance of on-site water quality features also would be required.

Based on the foregoing analysis, implementation of the Project would not significantly increase the risk of long-term wind or water erosion on- or off-site, and impacts would be less-than-significant.

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

There are no portions of the Project site or surrounding areas that are located within a mapped 100-year flood hazard area (FEMA, 2008). The Project's proposed drainage improvements have been designed to comply with RCFCWCD requirements and would not result in an increase in flooding on the site or off the site. With implementation of the Project as proposed, runoff generated from the site will be collected by onsite inlets, conveyed through an underground storm drain system, and discharged into a single onsite BMP referred to as BMP 1, which is a bioretention area for both treatment and detention. Post-development flows were compared against pre-development flows, and a net runoff volume was calculated. The total required storage volume for the Project is 15,895 cf. The Project's bioretention basin, BMP – 1, is designed with a storage volume of 23,501.45 cf. Thus, BMP – 1 is designed to adequately handle the runoff volume from the Project and would not result in flooding. (Kimley Horn, 2023b, p. 4-4) In addition and as part of the proposed improvements, the Project would construct a 24" extension of the RCFC Line E-8 in Harvill Avenue. BMP 1 would discharge into the proposed 24" pipe, which would ultimately connect to Line E-8 at node POC EX1 of the PVMDP Master Drainage Area Map. With the installation of proposed improvements, impacts due to flooding potential would be less than significant. The Project would not result in any increased flood hazards on- or off site.

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

Please refer to the analysis of Thresholds a) and d), above, which address water quality impacts. As demonstrated by the analysis therein, the Project would result in less-than-significant impacts to water quality, including due to polluted runoff. With implementation of the Project as proposed, runoff generated from the site will be collected by onsite inlets, conveyed through an underground storm drain system, and discharged into a single onsite BMP referred to as BMP 1, which is a bioretention area for both treatment and detention. Post-development flows were compared against pre-development flows, and a net runoff volume was calculated. The total required storage volume for the Project is 15,895 cf. The Project's bioretention basin, BMP – 1, is designed with a storage volume of 23,501.45 cf. Thus, BMP – 1 is designed to adequately handle the runoff volume from the Project. (Kimley Horn, 2023b, p. 4-4) In addition and as part of the proposed improvements, the Project would construct a 24" extension of the RCFC Line E-8 in Harvill Avenue. BMP 1 would discharge into the proposed 24" pipe, which would ultimately connect to Line E-8 at node POC EX1 of the PVMDP Master Drainage Area Map. With the installation of proposed improvements, stormwater drainage system capacity would be adequate and impacts would be less than significant.

g) Would the Project impede or redirect flood flows?

Based on Flood Insurance Rate Maps (FIRM) available from the Federal Emergency Management Agency (FEMA), the Project site and surrounding areas are located within Flood Zone X (unshaded), which includes "areas determined to be outside the 0.2% annual chance floodplain" (FEMA, 2008). As such, the Project has no potential to impede or redirect flood flows, and no impact would occur.

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

As indicated above under the analysis of Threshold g), the Project site and surrounding areas are located within Flood Zone X (unshaded), which includes "areas determined to be outside the 0.2% annual chance floodplain" (FEMA, 2008). As such, the Project would not risk Project site inundation associated with flood hazards, and no impact would occur.

A seiche is an underwater wave that oscillates through a body of water which may be triggered by earthquakes or landslides. In general, seiches are present in larger lakes as a result of the depth, temperature, and contours of the body of water. The nearest large body of water capable of producing a seiche is Lake Perris, which is located approximately 3.5 miles northeast of the Project site (Google Earth, 2021). According to Figure 11 of the MVAP, the Project site is not located in an area that is subject to inundation due to failure of the Lake Perris dam, which also indicates that the Project site is not subject to any seiche hazards associated with Lake Perris (Riverside County, 2018, Figure 11). Accordingly, the Project would not risk Project site inundation associated with seiches, and no impact would occur.

The Project site is located approximately 35 miles northeast of the Pacific Ocean (Google Earth, 2021). Due to this distance and intervening topography, the Project site has no potential to be subject to inundation due to tsunamis. No impact would occur.

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

The Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in June 2019). (RWQCB, 2019) In addition, the Project site is located within the West San Jacinto Groundwater Management Area and is therefore subject to the EMWD's "Groundwater Management Plan – West San Jacinto Groundwater Basin" (EMWD, 2021c, Figure 7-1). The Project's consistency with each is discussed below.

Santa Ana River Basin Plan

The California Porter-Cologne Water Quality Control Act (§ 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana River Basin Plan (as most recently updated in June 2019). The RWQCB's 2019 Basin Plan is herein incorporated by reference and is available for public review at the Santa Ana RWQCB's website (https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/). (RWQCB, 2019)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality

standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana Watershed and receiving waters for the property's drainage are Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore. Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients, organic enrichment/low dissolved oxygen, PCBs, sediment toxicity, and unknown toxicity. The Perris Valley Storm Drain and San Jacinto River Reaches 1 and 3 are not listed as impaired. (Kimley Horn, 2024a, Table A.1)

Specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the NPDES permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a SWPPP and obtain authorization to discharge stormwater under an NPDES construction stormwater permit, and to prepare and implement a WQMP for long-term operation.

Provided below is a discussion of the Project's potential to conflict with the Santa Ana Region Basin Plan during both construction and long-term operation.

Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the Santa Ana River Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, runoff associated with Project-related construction activities would not conflict with the Santa Ana Region Basin Plan requirements, and impacts would be less than significant.

Operational Water Quality Impacts

As noted above, Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore. Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients, organic enrichment/low dissolved oxygen, PCBs, sediment toxicity, and unknown toxicity. The Perris Valley Storm Drain and San Jacinto River Reaches 1 and 3 are not listed as impaired. (Kimley Horn, 2024a, Table A.1)

According to the Project's WQMP (*Technical Appendix I2*), the Project's pollutants of concern include bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease (Kimley Horn, 2024a, Table E.1). To meet NPDES requirements, the Project's proposed storm drain system is designed to treat runoff prior to discharge from the Project site. As proposed, Runoff generated from the site will be collected by onsite inlets, conveyed through an underground storm drain system, and discharged into a single onsite BMP referred to as BMP 1, which is a bioretention area for both treatment and detention. (Kimley Horn, 2024b, p. 3-3) The proposed drainage facilities would be effective at treating bacterial indicators, metals, nutrients, pathogens, toxic organic compounds, sediments, trash and debris, and oil and grease, which in turn would reduce the potential for low dissolved oxygen, nutrients, and pathogens due to runoff from the site. Runoff from the Project site would not contribute substantially to existing downstream impairments and the Project therefore would not conflict with the Santa Ana Region Basin Plan; thus, impacts would be less than significant.

Furthermore, the Project would be required to implement a WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix I2*. The Preliminary WQMP identifies structural controls (including the proposed BMPs) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, requirements for industrial processes, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Accordingly, mandatory compliance with the WQMP would ensure that the Project does not conflict with the Santa Ana Region Basin Plan, and impacts would be less than significant.

Groundwater Management Plan – West San Jacinto Groundwater Basin

The EMWD adopted the Groundwater Management Plan – West San Jacinto Groundwater Basin (GMP) on June 8, 1995. The GMP is intended to manage the San Jacinto Groundwater Basin (SJGB) in a manner that would supplement EMWD's water supplies, thereby increasing the amount of locally-available water and reducing the amount of water that needs to be imported through Metropolitan Water District (MWD). The GMP covers approximately 256-square miles (over 164,200 acres) and has been divided into six (6) groundwater management zones. The Project site is located at the western edge of the Perris North Groundwater Management Zone (GMZ). (EMWD, 2021c, Figure 7-2)

EMWD adopted the Management Plan in June 1995 in accordance with Assembly Bill 3030 (AB 3030) enacted in 1992, which is now codified in the California Water Code Sections 10750 through 10755. The Management Plan is intended to protect the vested interests of existing groundwater producers while providing a planning framework for new water supply projects for the benefit of groundwater producers and the public. The Management Plan goals include (EMWD, 2021c, p. 13):

- Establishment of a Groundwater Basin Manager
- Monitoring of Groundwater Production
- Monitoring of Groundwater Level and Quality
- Development of Well Construction Policies
- Development of a Well Abandonment and Destruction Program
- Monitoring of Well Construction, Abandonment, and Destruction

- Groundwater Quality Protection
- Exchange of Agricultural and Other Non-potable Groundwater Production to Municipal Use
- Maximize Yield Augmentation with Local Resources – Local Runoff and Reclaimed Water
- Maximize Conjunctive Use
- Groundwater Treatment

There are no existing groundwater wells on the Project site, and no groundwater wells are proposed as part of the Project. As such, the Project would not directly extract groundwater, but would instead obtain potable water from the EMWD, which relies in part on groundwater resources. Accordingly, the Project would only have the potential to conflict with the West San Jacinto GMP if the Project were to obstruct infiltration of runoff into the groundwater basin, or if the Project were to contribute to or exacerbate existing water quality problems within the basin.

As noted above under the discussion of the Project's consistency with the Santa Ana Region Basin Plan, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that construction of the proposed Project does result in polluted runoff that could adversely affect water quality within the SJGB. Additionally, the total amount of runoff from the Project site during construction would not increase in relation to existing conditions, thereby allowing for infiltration into the SJGB in downstream waters. Accordingly, during construction the Project would not conflict with the West San Jacinto GMP, and a less-than-significant impact would occur.

Following construction activities, infiltration on Project site largely would be precluded and would be limited to landscaped areas, as remaining areas of the Project site would be covered with impervious surfaces (i.e., buildings, drive aisles, etc.). However, under existing conditions all runoff generated on the Project site is conveyed directly to existing drainage facilities within Patterson Avenue and Harvill Avenue. While a nominal amount of groundwater recharge may occur under existing conditions, the majority of runoff is conveyed to downstream facilities, which ultimately include unlined drainage channels and bodies of water (i.e., Canyon Lake and Lake Elsinore) wherein groundwater recharge occurs. These conditions would not substantially change under the proposed Project. That is, all runoff generated on the site would be conveyed to the Project's proposed BMPs, and ultimately would discharge into the Perris Valley Storm Drain. Groundwater recharge would continue to occur downstream, as it does under existing conditions. Furthermore, under long-term operating conditions, all runoff generated on the Project site would be treated by the proposed BMPs. The BMPs are designed to treat the Project's pollutants of concern. Thus, with implementation of the proposed Project, Project-related runoff would not contribute to or exacerbate existing water quality impairments within the West San Jacinto GMP area. As such, the Project would not conflict with the West San Jacinto GMP, and impacts would be less than significant.

Conclusion

Based on the preceding analysis, the Project would not conflict with the San Jacinto River Basin Plan or the West San Jacinto GMP. Therefore, the Project would not conflict with or obstruct implementation of

a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Land Use and Planning

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

The Project site is designated by the General Plan and MVAP for "Light Industrial (LI)" land uses, and is zoned "Manufacturing – Service Commercial (M-SC)." The site is proposed to be developed with a 100,924 s.f. warehouse building, which is an allowed use under the LI land use designation and M-SC zoning classification. There are no components of the proposed Project that would conflict with any goals or policies of the General Plan and MVAP related to LI land uses or that would conflict with the requirements of the site's underlying zoning classification of M-SC. Additionally, as part of their review of the proposed Project, Riverside County evaluated the Project for consistency with applicable General Plan and MVAP policies as well as the requirements of applicable County ordinances and found that the Project would not conflict with any applicable ordinances or with any of the goals and policies contained within the General Plan and MVAP. Additionally, and as demonstrated by the Environmental Justice Form included in the Project's application materials, the Project would not conflict with any component of the General Plan's Environmental Justice policies. Furthermore, the analysis contained throughout this MND demonstrates that the Project would not conflict with any other policies or requirements adopted for the purpose of avoiding or mitigating an environmental effect, including the Western Riverside County MSHCP and the Riverside County CAP. Therefore, the proposed Project would not 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, and impacts would be less than significant.

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

The Project has no potential to significantly disrupt or divide an established community. The nearest residential properties occur approximately 265 feet to the west of the Project site, 316 feet northwest of the Project site, and 368 feet north of the Project site, which are all non-conforming structures located on parcels designated Light Industrial by the Riverside County General Plan and MVAP. (UC, 2023a) (Riverside County, 2021a) Public access available along the Project site's frontages with Patterson Avenue and Harvill Avenue would remain and the Project would make frontage improvements including sidewalk installations on these streets, improving rather than disrupting access in the community. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Mineral Resources

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
c. Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

According to mapping information available from the California Geological Survey (CGS), the Project site is classified as Mineral Resources Zone 3 (MRZ-3), which is defined as "areas containing known or inferred mineral occurrences of undetermined mineral resource significance" (CGS, 2008, Plate 1). The Project site is not designated as a "Mineral Resource" by the Riverside County General Plan, MVAP, or SP 100, and there are no active mining operations on or in the vicinity of the Project site (Google Earth, 2021). Further, the Project site is too small to actively mine and resource extraction would be constrained by surrounding developed land uses and public roadways. Accordingly, implementation of the proposed

Project would not 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, and a less-than-significant impact would occur.

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

The County's General Plan, MVAP, and SP 100 do not identify the Project site as comprising a locally-important mineral resource site and the Project site is not located within the boundaries of any other land use plans (Riverside County, 2021a; Riverside County, 2018). There are no plans applicable to the Project site that designate the site as a mineral resource recovery site. Accordingly, the Project would not 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, and no impact would occur.

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

The Project site is not located in an area of proposed, existing, or abandoned quarries or mines. According to mapping information available from the CGS, the areas surrounding the Project site are classified as MRZ-3 and there are no existing mines adjacent to the Project site. Areas east of I-215 are classified as Mineral Resources Zone 1 (MRZ-1), which includes "areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources." There are no portions of the surrounding area that are designated as Mineral Resources Zone 2 (MRZ-2), which includes "areas where geologic data indicate that significant [Portland Cement Concrete]-Grade aggregate resources are present." (CGS, 2008, Plate 1) Furthermore, based on a review of aerial photography, there is no evidence of any existing or abandoned quarries or mines within the Project vicinity (Google Earth, 2021). As such, the Project would not expose people or property to hazards from proposed, existing or abandoned quarries or mines, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Noise

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
26. Airport Noise a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
b. For a project within the vicinity of a private airstrip, would the project expose people	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
residing or working in the project area to excessive noise levels?				

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?

The nearest airport facility to the Project site is the March Air Reserve Base (MARB), located on the opposite side (east side) of I-215. According to Figure 4.15.20 of EIR No. 521, which was prepared for the County's 2015 General Plan Update, the Project site occurs outside of the 60 dBA (decibels A-weighted) CNEL contour for the MARB (Riverside County, 2015, Figure 4.15.20). According to Table N-1 of the County General Plan, industrial uses such as those proposed by the Project are considered "Normally Acceptable" in terms of noise compatibility at noise levels up to 75 dBA CNEL, and is considered "Conditionally Acceptable" at noise levels ranging from 70 dBA CNEL to 80 dBA CNEL (Riverside County, 2021a, Table N-1). Furthermore, conditions of approval have been imposed on the Project pursuant to the Project's ALUC's consistency determination letter, dated December 16, 2022 (refer to the *Hazards and Hazardous Materials* section of this document. As such, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airport operations, and impacts would be less than significant.

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

The nearest private airstrip or heliport to the Project site is the Perris Valley Airport, located approximately 4.7 miles southeast of the Project site within the City of Perris (Google Earth, 2021). According to Map PV-2 of the ALUCP for the Perris Valley Airport, the Project site is located well outside of the 55 dBA CNEL contour for the Perris Valley Airport (ALUC, 2010, Map PV-2). As such, the Project has no potential to expose people residing or working in the Project area to excessive noise levels associated with private airports, and impacts would be less than significant.

Mitigation: Impacts would be less than significant; thus, mitigation measures are not required. Notwithstanding, the Project shall comply with the conditions of approval contained in the Project's ALUC consistency determination letter, dated December 16, 2022 (refer to the *Hazards and Hazardous Materials* section of this document).

Monitoring: The Riverside County Planning Department and Building and Safety Department shall ensure that all grading and building plans conform to the conditions of approval identified in the Project's ALUC consistency determination letter, dated December 16, 2022 (refer to the *Hazards and Hazardous Materials* section of this document).

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
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?	☐	☐	☒	☐
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

In order to evaluate the Project's potential to result in significant noise effects, a site-specific technical report was prepared by Urban Crossroads, entitled, "Patterson & Harvill Warehouse Noise and Vibration Analysis" (herein, "NIA"), dated November 20, 2023, and included as MND *Technical Appendix J.* (UC, 2023e)

a) Would the Project cause 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?

The Project is evaluated below for the potential to result in noise levels that exceed the noise standards of the Riverside County General Plan Noise Element and/or Riverside County Ordinance No. 847 (Regulating Noise) during construction, due to operational-related traffic, and/or due to on-site operations under long-term conditions.

Noise impacts shall be considered significant if any of the thresholds identified in Table 1-8, *Noise Significance Criteria Summary*, are exceeded. Refer to *Technical Appendix G* for information about the establishment of these significance thresholds.

Table 1-8 Noise Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site Traffic	Noise-Sensitive[1]	If ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		If ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase	
	Non-Noise-Sensitive[2]	If ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
	All	Unimproved/Underutilized Roadway[3]	≥ 12 dBA CNEL Project increase	
Operational	Noise-Sensitive	Exterior Noise Level Standards[4]	55 dBA L_{eq}	45 dBA L_{eq}
		If ambient is < 60 dBA Leq[1]	≥ 5 dBA L_{eq} Project increase	
		If ambient is 60 - 65 dBA Leq[1]	≥ 3 dBA L_{eq} Project increase	
		If ambient is > 65 dBA Leq[1]	≥ 1.5 dBA L_{eq} Project increase	
Construction	Noise-Sensitive	Noise Level Threshold[5]	80 dBA L_{eq}	70 dBA L_{eq}
		Vibration Level Threshold[6]	0.3 PPV (in/sec)	

1 FICON, 1992.

2 County of Riverside General Plan Noise Element, Table N-1.

3 Caltrans Traffic Noise Analysis Protocol, April 2020.

4 County of Riverside General Plan Municipal Code, Section 9.52.040.

5 Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

6 Caltrans Transportation and Construction Vibration Manual, April 2020 Table 19

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

Source: (UC, 2023e, p. 23)

Impact Analysis for Construction Phase

The construction noise analysis provided in the Project's noise impact analysis was prepared using reference noise level measurements taken by Urban Crossroads to describe the typical construction activity noise levels for each stage of Project construction. Refer to the Project's Noise Impact Analysis in *Technical Appendix J* for information on the reference measurements. Using the reference construction equipment noise levels, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were conducted by Urban Crossroads. Receptors in the Project's study area used for analytical purposes are shown in Figure 10, *Sensitive Receptor Locations.* Table 1-9, *On-Site Construction Noise Level Summary*, provides a summary of the construction noise levels by stage at the nearby noise-sensitive receiver locations. As shown, the construction noise levels are expected to range from 44.3 to 60.9 dBA Leq at the nearby receiver locations (UC, 2023e, p. 52). In addition, noise levels associated with nighttime concrete pour activities are estimated to range from 34.9 to 44.6 dBA Leq (UC, 2023e, p. 55). The analysis shows that the unmitigated nighttime concrete pour activities will satisfy the FTA 70 dBA Leq nighttime residential noise level threshold at all the nearest noise sensitive receiver locations. Daytime noise levels would be less than 80.0 dBA Leq, so impacts would be less than significant.

To support the Project development, there will be grading, trenching and paving for off-site improvements associated with roadway construction and utility installation for the Project, including over an approximate 3-week duration. These activities include the installation of a storm drain line in Harvill Avenue between the Project site and Cajalco Road, adjacent to which there are no sensitive receptors, and improvements

to Harvill Avenue and Patterson Avenue extending in a taper south of the Project site and north of the Project site. Additional paving reconstruction in existing Patterson Avenue may occur 'and the Project includes installation of a sewer line that would occur proximate to two existing homes on Patterson Avenue north of the Project site intermittently for 3 weeks. The off-site construction activities along Patterson Avenue would not take place at one location throughout a single day or for the entire duration of the 3 weeks of construction. Construction noise from this off-site work would be relatively short term and the noise levels would be reduced as construction work moves linearly along the public right-of-way and farther from sensitive uses. Table 1-10, *Off-Site Construction Noise Level Compliance*, shows that the off-site roadway and utility improvements will produce intermittent exterior noise levels ranging from 51.3 to 78.1 dBA Leq at the nearby receiver locations. (UC, 2023e, p. 53) Therefore, the off-site construction noise levels are considered less than significant at all receiver locations. Appendix 10.2 of *Technical Appendix J* includes the CadnaA off-site construction noise model inputs.

Table 1-9 On-Site Construction Noise Level Summary

Receiver Location	On-Site Construction Noise Levels (dBA L_{eq})							Threshold Exceeded?
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels[1]	Threshold	
R1	56.7	59.7	57.7	59.7	53.7	59.7	80	No
R2	55.8	58.8	56.8	58.8	52.8	58.8	80	No
R3	47.3	50.3	48.3	50.3	44.3	50.3	80	No
R4	57.9	60.9	58.9	60.9	54.9	60.9	80	No

[1] 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 10.1 of *Technical Appendix I.*
Source: (UC, 2023e, p. 52)

Table 1-10 Off-Site Construction Noise Level Compliance

Receiver Location	Off-Site Construction Noise Levels (dBA L_{eq})		Threshold Exceeded?
	Exterior Noise Levels	Threshold	
R1	74.0	80	No
R2	78.1	80	No
R3	51.3	80	No
R4	65.0	80	No

Source: (UC, 2023e, p. 53)

In addition, to control noise impacts associated with the construction of the proposed Project, as with any other construction project in the County, the Project would be required to comply with the County's Noise Ordinance contained as Riverside County Code Section 9.52.020. Section 9.52.020 requires that 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 (UC, 2023e, p. 49).

Impact Analysis for Stationary Noise

As summarized in Table 1-11, *Daytime Project Operational Noise Level Increases,* the Project is calculated to generate a daytime operational noise level increase ranging from 0.0 to 0.3 dBA L_{eq} at the nearest receiver locations and a nighttime operational noise level increase ranging from 0.0 to 0.3 dBA

Leq at the nearest receiver locations identified on Table 1-12, *Nighttime Operational Noise Level Increases.* Therefore, because Project-related operational noise level increases will satisfy the operational noise level increase significance criteria, impacts from increases at the sensitive receiver locations would be less than significant. (UC, 2023e, p. 48).

Table 1-11 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	39.2	L1	64.4	64.4	0.0	5.0	No
R2	38.4	L2	60.4	60.4	0.0	5.0	No
R3	42.9	L3	54.8	55.1	0.3	5.0	No
R4	40.5	L4	58.6	58.7	0.1	5.0	No

[1] See Exhibit 8-A of the Project's Noise and Vibration Analysis for the receiver locations.
[2] Total Project daytime operational noise levels as shown on Table 9-2 of the Project's Noise and Vibration Analysis.
[3] Reference noise level measurement locations as shown on Exhibit 5-A of the Project's Noise and Vibration Analysis.
[4] Observed daytime ambient noise levels as shown on Table 5-1 of the Project's Noise and Vibration Analysis.
[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 of the Project's Noise and Vibration Analysis.
(UC, 2023e, Table 9-5)

Table 1-12 Nighttime 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	38.8	L1	64.8	64.8	0.0	5.0	No
R2	38.0	L2	60.9	60.9	0.0	5.0	No
R3	42.8	L3	53.8	54.1	0.3	5.0	No
R4	40.1	L4	59.0	59.1	0.1	5.0	No

[1] See Exhibit 8-A for the receiver locations.
[2] Total Project nighttime operational noise levels as shown on Table 9-3 of the Project's Noise and Vibration Analysis.
[3] Reference noise level measurement locations as shown on Exhibit 5-A of the Project's Noise and Vibration Analysis.
[4] Observed nighttime ambient noise levels as shown on Table 5-1 of the Project's Noise and Vibration Analysis.
[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 of the Project's Noise and Vibration Analysis.
(UC, 2023e, Table 9-6)

Impact Analysis for Off-Site Traffic Noise

Traffic noise levels in isolation of other noise sources were modeled to evaluate off-site noise level increases that could result from Project-related traffic. The off-site traffic noise analysis presented in *Technical Appendix J* recognizes that the Project would generate a traffic-related noise level increase of up to 10.2 dBA CNEL with the highest increase occurring on a segment of Patterson Avenue that currently carries low traffic volumes. This noise level increase affects representative noise-sensitive residences located at 19542, 19543 and 19972 Patterson Avenue and is largely due to low existing traffic volume on this segment of Patterson Avenue immediately north and south of the Project site. Under existing conditions, the segment of Patterson Avenue that abuts the Project site and extends from Cajalco Road north of the Project site to south of the Project site is a narrow two-lane road segment that has not yet been widened to its ultimate County-planned classification as an industrial collector. Due the existing

low traffic volume, any traffic increase would elevate traffic noise levels when modeled in isolation of other noise sources. The existing traffic-only noise levels on the segment of Patterson Avenue north and south of the Project site are calculated at 48.1 dBA CNEL. The addition of near-term Project traffic is expected to increase the off-site traffic-only noise levels to 58.3 dBA CNEL resulting in a Project incremental traffic-only noise level increase of 10.2 dBA CNEL per noise modeling calculations. The County's planned widening of Patterson Avenue to an industrial collector classification is considered to be a reconstruction activity. According to Caltrans' *Traffic Noise Analysis Protocol for New Highway Construction and Reconstruction Projects* (Traffic Noise Analysis Protocol) (May 2011), a noise impact occurs when the future noise level with a project results in a substantial increase in noise level (defined as a 12 dBA or more increase). The significance criterion applied herein is based upon whether the resulting noise level at the existing sensitive receptors would exceed the County of Riverside General Plan Noise Element Policy N 1.3 exterior noise level criteria of 65 dBA CNEL for noise sensitive residential land uses, and even if the noise level does not exceed 65 dBA CNEL, whether the noise level increase would be equal to or greater than 12 dBA per Caltrans' guidance. If the Project would cause either of those two quantitative thresholds to be exceeded, a significant transportation noise impact would occur. The Project would result in a transportation noise increase of 10.2 dBA CNEL, which does not exceed the Caltrans 12 dB substantial noise level increase threshold. Also, the County of Riverside General Plan Noise Element Policy N 1.3 exterior noise level criteria of 65 dBA CNEL for noise sensitive residential land uses would not be exceeded. As demonstrated in MND *Technical Appendix J*, the residences represented by 19542, 19543, and 19972 Patterson Avenue experience noise levels under existing conditions of between 58.6 and 64.4, which is louder than the traffic noise calculated for Patterson Avenue with the addition of Project-related traffic in isolation of other background noise. As such, impacts are less than significant. (UC, 2023e, p. 36)

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

Construction activities on the Project site would utilize heavy equipment that has the potential to generate low levels of intermittent, localized ground-borne vibration. Refer to *Technical Appendix J* for a detailed description of the methodology used to calculate construction vibration levels. Vibration levels from Project-related construction activities were calculated at four receiver locations near the Project site. (See Figure 10, Sensitive Receptor Locations, for the locations of the modeled receivers and refer to *Technical Appendix J* for a detailed description of the receivers).

The results of the vibration analysis for Project-related construction show that vibration velocity levels are estimated to range from 0.001 to 0.006 in/sec PPV. Based on maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec), the typical Project construction vibration levels will fall below the building damage thresholds at all noise sensitive receiver locations. Additionally, the vibration levels reported at the sensitive receiver locations are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. Therefore, the Project-related vibration impacts are considered less-than-significant during typical construction activities at the Project site, and no mitigation is required. (UC, 2023e, p. 56)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Paleontological Resources

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
28. Paleontological Resources a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

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

To evaluate the Project's potential to result in significant impacts to paleontological resources, a site-specific technical report was prepared by BFSA, entitled, "Paleontological Assessment for the Patterson and Cajalco Project," dated February 24, 2022, and included as MND *Technical Appendix K* (BFSA, 2022b).

Paleontological resources are the remains of prehistoric life that have been preserved in geologic strata. A paleontological literature review and collections and locality records search was conducted for the Project site using records obtained from prior studies conducted by BFSA from the Division of Geological Sciences at the San Bernardino County Museum (SBCM), the Los Angeles County Museum of Natural History (LACM), the Western Science Center (WSC) in Hemet, and data from published and unpublished paleontological literature. The resulting locality records search did not identify any previously recorded fossil localities from within the boundaries of the Project site. The closest recorded fossil localities may be those recorded by the SBCM (SBCM localities 5.3.151 and 5.3.153) from Pleistocene old alluvium near the Lakeview Hot Springs area on the southeast side of the Perris Reservoir.

A paleontological sensitivity map generated by Riverside County GIS ranks the lower Pleistocene-aged very old alluvial fan deposits underlying the subject property as having a "High B" paleontological sensitivity. The category "High B" indicates that fossils have the potential to be encountered four feet below the surface and may be impacted during excavation by construction activities. Accordingly, prior to mitigation the Project has the potential to result in significant impacts to paleontological resources. Mitigation Measures **PR-1 through PR-4** address the Project's potential for uncovering paleontological resources, which generally require monitoring during ground-disturbing activities and appropriate treatment of any resources uncovered. With implementation of the required mitigation, Project impacts to paleontological resources would be reduced to less-than-significant levels. (BFSA, 2022b, p. 10)

Mitigation:

PR-1: Prior to the issuance of a grading permit, the Developer/Permit Applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (Project Paleontologist). The Developer/Permit Applicant shall submit proof of hiring of a Project Paleontologist (i.e., copy of executed contract, retainer agreement, etc.) to the County Geologist for the in-

grading implementation of a Paleontological Resource Impact Mitigation Program (PRIMP).

PR-2 The Project Paleontologist retained by the Developer/Permit Applicant shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project Paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a grading permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
b. PRIMP must be accompanied by the final grading plan for the subject project.
c. Description of the proposed site and planned grading operations.
d. Description of the level of monitoring required for all earth-moving activities in the project area.
e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
j. Procedures and protocol for collecting and processing of samples and specimens.
k. Fossil identification and curation procedures to be employed.
l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County “SABER Policy”, paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
m. All pertinent exhibits, maps, and references.
n. Procedures for reporting of findings.
o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.

PR-3: Prior to final building inspection, the Project Paleontologist shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report shall be signed by the Project Paleontologist and all other professionals responsible for

the report's content, as appropriate. A signed digital copy of the report(s) shall be submitted by email to the County Geologist along with a copy of this Mitigation Measure and the grading plan for appropriate case processing and tracking, and shall signify completion of the monitoring and reporting program.

Monitoring:

PR-1: Prior to the issuance of a grading permit, the County Geologist shall confirm that a County-approved Project Paleontologist has been retained by the Developer/Permit Applicant to prepare and implement a PRIMP.

PR-2: Prior to the issuance of a grading permit, the County Geologist shall confirm that a PRIMP has been prepared and will be implemented..

PR-3: Prior to final building inspection, the County Geologist shall confirm satisfactory completion of the PRIMP's implementation via review and approval of a final monitoring and mitigation report.

Population and Housing

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
Would the project:				
29. Housing				
a. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c. Induce substantial 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)?	☐	☐	☒	☐

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

under existing conditions the Project site is vacant and undeveloped. As such, there are no existing residents or housing on the Project site. Thus, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur.

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

The Project consists of a proposal to develop the Project site with a 100,924 s.f. warehouse building and associated parking and landscaped areas. The Project is consistent with the site's "Light Industrial (LI)" General Plan and MVAP land use designation, and also is consistent with the site's underlying zoning classification of "Manufacturing – Service Commercial (M-SC)."

Because users of the Project's building are not yet known, the number of jobs that the Project would generate cannot be precisely determined; therefore, for purposes of analysis, employment estimates have been calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that light industrial business would employ one (1) worker for every 1,030 s.f. of building area. Based on this employment generation rate, the Project is expected to create approximately 98 new, recurring jobs (100,924 s.f. ÷ 1,030 = 98). (Riverside County, 2021a, Appendix E, Table ES-5)

The additional job opportunities offered by the Project would create a nominal demand for new housing units including housing affordable to lower-income households. However, the Project is consistent with the site's underlying General Plan and MVAP land use designation. The General Plan and MVAP have been designed to accommodate future population growth within the region, including population growth that would result from Project implementation. Thus, it is reasonably concluded that the Project's housing demand would be met through existing housing or new housing already accommodated by the Riverside County General Plan and the General Plans of other nearby jurisdictions. Accordingly, impacts would be less than significant.

c) Would the Project induce substantial 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)?

The Project consists of a proposal to develop the Project site with a 100,924 s.f. warehouse building and associated parking and landscaped areas. The Project is consistent with the site's General Plan and MVAP land use designation of LI, and also is consistent with the site's underlying zoning classification of M-SC. As noted under the analysis of Threshold b), the Project is calculated to create approximately 98 new, recurring jobs. The growth anticipated by the Project is consistent with the growth anticipated by the Riverside County General Plan and thus the job opportunities offered by the Project would not induce substantial growth in the area because the Project would generate jobs that mostly would be filled by residents living in the local area. As such, the Project would not directly induce substantial unplanned population growth in the area, and impacts would therefore be less than significant.

In addition, the Project does not propose to extend public roads, or install any on-site or off-site infrastructure facilities that would be oversized or constructed to accommodate other businesses or homes such as regional sewer or drainage improvements. The Project's infrastructure improvements including the sewer line in Patterson Avenue and the storm drain line in Harvill Avenue would not service or accommodate unplanned development elsewhere in the surrounding area. Accordingly, the Project would not indirectly induce substantial unplanned population growth in the area, and impacts would therefore be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Public Services

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
30. Fire Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?	☐	☐	☒	☐

a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?

Fire protection services to the Project area are provided by the Riverside County Fire Department (RCFD). The Riverside County Fire Department prepared the Fire Protection and Emergency Medical Master Plan to set goals and priorities for its future. The plan defines current and future needs and recommends goals and strategies to meet those needs (RCFD, 2009).

Pursuant to the Riverside County Fire Department's Fire Protection and Emergency Medical Master Plan, the Project would be classified as "Category II – Urban," which requires a fire station be within three (3) roadway miles of the Project and a full first alarm assignment team operation on the scene within 15 minutes of dispatch. The Project would be served by RCFD Fire Station No. 59 (Mead Valley), located at 21510 Pinewood Street (approximately 2.9 roadway miles west of the Project site). Secondary fire protection services would be provided by RCFD Station No. 90 (North Perris City), located at 333 Placentia Avenue (approximately 4.0 roadway miles southeast of the Project site). (Google Earth, 2021) Based on the Project site's proximity to existing fire stations, the Project would be adequately served by fire protection services and no new or expanded unplanned facilities would be required to serve the Project.

The proposed Project would incrementally affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. The Project accommodates adequate access for emergency vehicles,24-foot fire access lanes around the proposed building, and fire hydrants would be installed in accordance with RCFD requirements. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which

requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair-share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Accordingly, and based on the foregoing analysis, the proposed Project would not result in substantial physical impacts related to fire protection services, and a less-than-significant impact would occur.

Mitigation: No mitigation is required beyond mandatory compliance with Riverside County Ordinance No. 659.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
31. Sheriff Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services?	☐	☐	☒	☐

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

Police protection services to the proposed Project would be provided by the Riverside County Sheriff's office, with the nearest sheriff station being the Perris Station, located at 137 N. Perris Boulevard, Suite A, in the City of Perris, or approximately 3.5 miles southeast of the Project site. The Project Applicant would develop the site with a 100,924 s.f. warehouse building and would introduce employees and visitors to the Project site, which would result in an incremental increase in demand for sheriff protection services; however, the Project is not anticipated to require or result in the construction of new or physically altered sheriff facilities. The scale of the Project would not in and of itself result in the need for new or expanded sheriff facilities as the Project would only accommodate approximately 97 employees (Riverside County, 2021a, Appendix E, Table ES-5). Furthermore, the Project Applicant would be required to comply with Riverside County Ordinance No. 659, which requires a DIF payment to the County for impacts to public services and facilities, including sheriff facilities and services. Payment of the DIF would ensure that funds are available for either the purchase of new equipment and/or the hiring of additional sheriff personnel to maintain the County's desired level of service for sheriff protection. Based on the foregoing discussion, the Project would receive adequate sheriff protection services and would not result in the need for new or physically altered sheriff facilities. Therefore, implementation of the

Project would not result in a substantial adverse effect to sheriff protection services or due to the construction or expansion of sheriff facilities, and a less-than-significant impact would occur.

Mitigation: No mitigation is required beyond mandatory compliance with Riverside County Ordinance No. 659.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
32. Schools Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services?	☐	☐	☒	☐

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

The Project would not create a direct demand for public school services, as the proposed Project does not include a residential component that would directly generate population growth (i.e., school-aged children requiring public education). Under existing conditions, there are no schools located on the site and no schools are planned to be located on the site. As such, there is no potential for the Project to have a direct physical impact on any school facility. Additionally, no component of the Project would measurably increase public school demands or result in the need for new or physically altered school facilities. Nonetheless, the Project Applicant would be required to contribute fees to the Val Verde Unified School District (VVUSD), which as of August 8, 2022, assesses new industrial development at a rate of $0.78 per s.f. of industrial building area (VVUSD, n.d.). The VVUSD utilizes these fees to accommodate growth generated by new development to acquire, expand, and/or maintain school facilities. Pursuant to the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50), payment of fees to the VVUSD constitutes complete mitigation for Project related impacts to school services. Therefore, implementation of the Project would not result in substantial adverse effects to school facilities and services and a less-than-significant impact would occur.

Mitigation: No mitigation is required beyond mandatory payment of impact fees pursuant to Senate Bill 50.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
33. Libraries Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services?	☐	☐	☒	☐

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

Development of the Project site with a 100,924 s.f. warehouse building and associated site improvements would not directly create a demand for public library facilities and would not directly result in the need for new or physically altered library facilities. Increased demand for library facilities results from an increase in the resident population and the Project would not directly result in new County residents. Nonetheless, the Project Applicant would be required to adhere to the requirements of Riverside County Ordinance No. 659, which requires a DIF payment to the County for impacts to public services and facilities, including library facilities and services. With mandatory payment of fees pursuant to Ordinance No. 659, Project-related impacts to library facilities would be less than significant.

Mitigation: No mitigation is required beyond mandatory compliance with Riverside County Ordinance No. 659.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
34. Health Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services?	☐	☐	☒	☐

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

The nearest medical facility to the Project site is Kindred Hospital Riverside, located approximately 2.2 miles southeast of the Project site at 2224 Medical Center Dr in the City of Perris. Due to the industrial nature of the Project that would not generate a resident population, development of the Project would not result in a substantial increase in demand for health services and would not directly result in the need for new of physically altered health service facilities that could result in substantial adverse impacts to the environment. Nonetheless, the Project Applicant would be required to adhere to the requirements of Riverside County Ordinance No. 659, which requires a DIF payment to the County for impacts to public services and facilities, including health service facilities. Therefore, implementation of the Project would not result in substantial adverse effects to public health service facilities and resources and a less-than-significant impact would occur.

Mitigation: No mitigation is required beyond mandatory compliance with Riverside County Ordinance No. 659.

Monitoring: No monitoring is required.

Recreation

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

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

The Project consists of a proposal to develop the project site with a 100,924 s.f. warehouse building and associated parking and landscaped areas. According to Figure 9 of the MVAP, there are no trails or bicycle facilities planned within or adjacent to the Project site (Riverside County, 2018, Figure 9). Aside from the construction of new sidewalk segments along the Project site's frontage with Patterson Avenue and Harvill Avenue, no construction or expansion of recreational facilities is proposed as part of the Project. Impacts associated with sidewalk construction are inherent to the Project's construction phase, and impacts associated with the Project's construction activities have been evaluated throughout this MND. There are no impacts specific to the sidewalk construction that have not already been addressed as part of this MND. Accordingly, the Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, and impacts would be less than significant.

b) Would the Project 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?

The Project would entail development of the Project site with a 100,924 s.f. warehouse building and associated parking and landscaped areas. The Project does not include any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. The Project would generate approximately 98 jobs, and it is reasonably anticipated that Project-generated jobs would be filled by residents living in the local area. Accordingly, implementation of the Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and impacts would be less than significant.

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

The Project site is not located within the boundaries of any CSAs or recreation and park districts with a Community Parks and Recreation Plan (RCIT, n.d.). The Project would entail development of the Project site with a 100,924 s.f. warehouse building and associated parking and landscaped areas. The Project Applicant does not propose residential uses and the Project is therefore not subject to payment of Quimby fees pursuant to Section 10.35 of Riverside County Ordinance No. 460. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
36. Recreation Trails a. Include the construction or expansion of a trail system?	☐	☐	☒	☐

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

According to Figure 9 of the MVAP, there are no trails or bicycle facilities planned within or adjacent to the Project site (Riverside County, 2018, Figure 9). Aside from the construction of a new sidewalk along the Project site's frontage with Patterson Avenue and Harvill Avenue, no construction or expansion of pedestrian systems such as a trail system is proposed as part of the Project. Impacts associated with sidewalk construction are inherent to the Project's construction phase, and impacts associated with the Project's construction activities have been evaluated throughout this MND. There are no impacts specific to the sidewalk construction that have not already been addressed as part of this MND. Accordingly, the Project would result in less-than-significant impacts due to the construction or expansion of a trail system.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
37. Transportation a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
d. Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
e. Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
f. Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐

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

In addition to LOS standards established by the Riverside County General Plan, the only applicable programs, plans, ordinances, or policies addressing the circulation system are the County's General Plan, MVAP, Riverside County ordinances, and the Riverside County Congestion Management Plan (CMP). Development on the site would be required to comply with all applicable Riverside County ordinances related to the circulation system, including, but not limited to, Ordinance No. 460 (relating to required access, roadway dedications, roadway design, etc.) and Ordinance No. 726 (relating to transportation demand management). Additionally, as part of their review of the proposed Project, Riverside County evaluated the Project for consistency with applicable General Plan and MVAP policies as well as the requirements of applicable County ordinances, and found that the Project would not conflict with any applicable ordinances or with any of the goals and policies contained within the General Plan and MVAP, including policies within the General Plan Circulation Element and MVAP that relate to the circulation system, transit, roadway, bicycle, and/or pedestrian facilities. The proposed Project would be compatible with the objectives, policies, and programs specified in the Riverside County General Plan and MVAP, and also would be in general agreement and harmony with the terms and requirements of the General Plan and MVAP. Additionally, the Project would generate approximately 280 vehicular trips per day in terms of Passenger Car Equivalents (PCEs)[2], including 18 PCE trips during the morning peak hour and 19 PCE trips during the evening peak hour (UC, 2023f, Table 3). As such, and because the Project would generate fewer than 50 peak hour trips, the Project would not have the potential to result in impacts to any CMP facilities. Accordingly, impacts would be less than significant.

With respect to the Level of Service (LOS) standards established by the General Plan Circulation Element, the County's traffic study guidelines indicate that any use with trip generation of less than 100 vehicle trips during the peak hours are generally exempt from Traffic Analysis requirements. Because the Project would generate up to only 18 PCE trips during the morning peak hour and 19 PCE trips during the evening peak hour, the Project Applicant is not required to conduct a detailed traffic analysis based on the County's traffic study guidelines. Regardless, a study was conducted and is attached as *Technical Appendix L1*. Pursuant to SB 743 and State CEQA Guidelines § 15064.3(a), "…a project's effect on automobile delay shall not constitute and environmental impact." Therefore, for purposes of CEQA, the Project's nominal contribution to existing or projected LOS deficiencies at nearby transportation facilities would be less than significant.

Based on the preceding analysis, the proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant.

[2] Passenger Car Equivalents (PCEs) allow the typical "real-world" mix of vehicle types to be represented as a single, standardized unit, such as the passenger car, to be used for the purposes of capacity and level of service analyses.

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

In order to evaluate the Project's potential to conflict with CEQA Guidelines section 15064.3, subdivision (b), a Project-specific technical study was prepared for the Project by Urban Crossroads. This report is entitled, "Patterson and Harvill Warehouse Vehicle Miles Traveled (VMT) Screening Evaluation" (herein, "VMT Evaluation"), is dated June 21, 2022, and is included as *Technical Appendix L2* to this MND. (UC, 2022) Provided below is a summary of the results of the VMT Evaluation.

Background

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which requires all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor's Office of Planning and Research (OPR) released a *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018; herein, "Technical Advisory"). Based on OPR's Technical Advisory, the County of Riverside has recently adopted their *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* (December 2020; herein, "County Guidelines"). The adopted County Guidelines have been utilized to prepare the analysis contained in the Project's VMT Evaluation (*Technical Appendix L2*). (UC, 2022, p. 2)

VMT Small Projects Screening

Consistent with County Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. A project need only meet one screening criterion to result in a less-than-significant impact (UC, 2022, p. 2).

The County Guidelines identify projects that generate fewer than 110 daily vehicle trips are presumed to have a less than significant impact absent substantial evidence to the contrary. Trips generated by the Project's proposed land uses were calculated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021. The proposed Project is calculated to generate 182 daily vehicle trips exceeding 110 daily vehicle trips threshold. (UC, 2022, p. 2)

County Guidelines also identify those projects forecast to generate greenhouse gas (GHG) emissions below 3,000 Metric Tons of Carbon Dioxide Equivalent ($MTCO_2e$) per year are also assumed to cause a less-than-significant VMT impact. The County Guidelines provide a list of land use types based on quantity (i.e., dwelling units or square footage) and provides a typical development potential to be below the 3,000 $MTCO_2e$ per year. For a warehouse, 208,000 square feet and below and a general light industrial building 179,000 square feet and below has also been identified to meet the County threshold. The Project entails the proposed development of a 100,924 s.f. building and would therefore be below the 3,000 $MTCO_2e$ threshold for a warehouse or a general light industrial building. Accordingly, the Small Projects screening criteria is met. (UC, 2022, pp. 2-3)

In conclusion, the Project was found to meet the Small Projects screening criteria. As previously indicated, a project only needs to meet one of the above screening criteria to result in a less-than-

significant impact. Because the Project meets the Small Projects screening criteria, and in accordance with the County Guidelines, the Project's impacts due to VMT would be less than significant.

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

The Project Applicant proposes to develop the Project site with a 100,924 s.f. warehouse building and associated parking and landscaped areas. Access to the Project site is proposed from two driveways connecting with Patterson Avenue and two driveways connecting with Harvill Avenue. The southerly driveway connecting with Patterson Avenue would serve trucks, and trucks would be confined to the southern portion of the Project site. The other three driveways would serve passenger vehicles and emergency vehicles only. The Project design provides for 24-foot-wide fire access lanes along the northern and southern sides of the building. The Project also includes improvements to Harvill Avenue and Patterson Avenue along the site frontages with tapers to the north and to the south as shown in Figure 6, *Off-Site Improvements.* The improvements would consist of widening, paving, lane striping, installation of a sidewalk along the Project site's frontage, and associated improvements. Recently installed paving (2023) in the Patterson Avenue right-of-way also may need to be reconstructed or resurfaced as determined by the County Transportation Department as part of the street improvement plan and building permit plan check process. The County has verified appropriate turn movements for trucks at the Project site's southern Patterson Avenue driveway as shown in the Project's application materials on file with the County (PPT220026 Grading Plan, Sheets 5 and 6).

The Project is designed such that it would not result in increased hazards due to a geometric design feature, and no impact would occur. With respect to hazards due to incompatible land uses, the Project site and lands immediately surrounding the Project site are planned for development with "Light Industrial (LI)" uses by the General Plan and MVAP. Property to the west of the site across Harvill Avenue already include light industrial development associated with heavy truck traffic. Property to the east of the site across Patterson Avenue is planned for light industrial uses (PPT220024). Property to the south is used for rail use and a rail line spur crosses Patterson Avenue. The rail spur serves the Metropolitan Water District (MWD) of Southern California. Trains along this spur travel at very low speeds (maximum of 10 miles per hour). The existing rail spur crossing on Patterson Avenue is signed for safety in both directions. Railcar deliveries along this spur can occur on a weekly basis; normal delivery times are during the evening hours between 9:00 PM and 3:00 AM and lights on the train cars identify oncoming rail spur activity. Non-conforming residential uses located to the north of the site on Patterson Avenue ultimately would be developed with LI land uses, consistent with the LI General Plan and MVAP land use designations that apply to these properties. No significant transportation hazards are identified as a result of the Project on the non-conforming residential properties. Accordingly, Project impacts due to increased hazards from incompatible uses would be less than significant.

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

Project-related traffic would utilize roadways maintained by Riverside County, and no new roads would be built as a result of the Project requiring maintenance by Riverside County. Maintenance of the existing County roadways would not result in any significant impacts to the environment. The Project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project occupants' payment of property and sales taxes. Maintenance of roadways would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this MND, and impacts would therefore be less than significant.

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

The proposed Project is not reasonably expected to significantly and adversely affect vehicle, pedestrian, or bicycle circulation in the vicinity of the site during construction. Abutting and surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site and the Project's construction-related traffic would not exceed daily traffic volumes anticipated upon buildout of the Project. Additionally, proposed frontage improvements to Patterson Avenue and Harvill Avenue would be limited to widening, lane striping, and the construction of sidewalks. No improvements proposed as part of the Project would significantly and adversely affect the roadway capacity of Patterson Avenue, Harvill Avenue, or any other roadway in the Project vicinity. A construction traffic control plan would be a required condition of approval. Accordingly, impacts to the circulation network during Project construction would be less than significant.

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

The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 and 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions, and would not interfere with emergency access for any nearby uses. Furthermore, the Project accommodates a 24-foot-wide emergency access lane along the north and south sides of the building, which would ensure adequate access to the Project site by emergency vehicles. With required adherence to County requirements for emergency access, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
38. Bike Trails a) Would the Project include the construction or expansion of a bike system or bike lanes?	☐	☐	☐	☒

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

According to Figure 9 of the MVAP, there are no trails or bicycle facilities planned within or adjacent to the Project site (Riverside County, 2018, Figure 9). Accordingly, because the Project would not include the construction or expansion of a bike system or bike lanes, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Tribal Cultural Resources

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
39. 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 defines 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:*				
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)?	☐	☒	☐	☐
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 for 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.)	☐	☒	☐	☐

a) 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, cultural landscape that is geographically defines 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 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)?

b) 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, cultural landscape that is geographically defines 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 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 for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on June 15, 2022. No response was received from the Colorado River Indian Tribe, Cahuilla Band of Indians, Santa Rosa Band of Cahuilla Indians, Ramona Band of Cahuilla Indians, Pala Band of Mission Indians, or the Pechanga Band of Luiseno Indians. A response was received from Quechan Indian Nation dated June 15, 2022, deferring consultation to closer tribes. The Soboba Band of Mission Indians responded in a letter dated August 9, 2022, well past the 30-day window in which to request to consult. Nevertheless, the County responded and provided the requested information but no further comments regarding impacts to tribal cultural resources were received from Soboba. The Rincon Band of Luiseño Indians responded in an emailed letter dated July 19, 2022. The County engaged in consultation and Rincon concluded consultation on July 20, 2022. No impacts to tribal cultural resources were identified by Rincon. The Agua Caliente Band of Cahuilla Indians responded after the 30-day time frame in which to request consultation. Nevertheless, the County engaged in consultation and Agua Caliente responded in an emailed letter dated July 29, 2022, concurring with the County's conditions of approval. No impacts to tribal cultural resources were identified by Agua Caliente. The County is aware that the Project site is within an area considered to be a Traditional Cultural Property (TCP) by the tribes. Because no specific impacts to the TCP were identified by any of the consulting tribes, the Project will not result in significant impacts in this regard.

Although no specific physical Tribal Cultural Resources were identified, the consulting tribes expressed concerns that the Project has the potential to impact yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

The County determined that no tribal cultural resources are known to exist on the Project site, but resources may be buried and uncovered during Project related construction activities. As such, impacts are potentially significant. Implementation of Mitigation Measure **TCR-1** would reduce impacts to less-than-significant levels should tribal cultural resources be discovered during construction-related ground disturbance activities. Impacts would be reduced to less-than-significant levels with mitigation incorporated. In addition, CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. Refer to **CUL-6 through CUL-8.**

The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law and a standard condition of approval. Refer to **CUL-9.**

Mitigation:

TCR-1 **Native American Monitoring.** Prior to the issuance of grading permits, the Developer/Permit Applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to

temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The Developer/Permit Applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Monitoring:

TCR-1 Prior to issuance of a grading permit, the County Planning Department shall ensure that the Project Applicant has entered into a Native American monitoring agreement.

Utilities and Service Systems

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

a) Would the Project 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?

Water service to the Project would be accommodated via proposed three-inch water lines that would connect to an existing Eastern Municipal Water District (EMWD) 14-inch water line within Patterson Avenue, while water for fire service would be provided via proposed 10-inch fire lines that would connect to the existing EMWD water lines within Patterson Avenue and Harvill Avenue along the Project site's frontage. Sewer service to the Project would be accommodated by a proposed 8-inch sewer line within Patterson Avenue that would connect to an existing 21-inch sewer main within Cajalco Road. Drainage improvements proposed as part of the Project would include on-site BMPs and the construction of a 24" extension of the Riverside County Flood Control and Water Conservation Department (RCFCWCD) Line E-8 in Harvill Avenue. All of the proposed water, sewer, and drainage improvements would occur on site or within improved, disturbed roadway rights-of-way. Construction of water, sewer, and drainage improvements are inherent to the Project's construction phase, and impacts associated with the Project's construction activities have been evaluated throughout this MND. There are no impacts specific to the

infrastructure construction that have not already been addressed as part of this MND. Accordingly, impacts would be less than significant.

The analysis of Threshold b), below, demonstrates that the EMWD would not need to construct or expand any facilities to provide service to the Project site. Additionally, aside from the Project's proposed on- and off-site improvements for drainage, which are discussed above, the Project would not result in or require the construction or expansion of any additional drainage facilities off site. With respect to wastewater treatment facilities, wastewater generated by the proposed Project would be treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF). According to information available from the EMWD, the PVRWRF has a current capacity of 22 million gallons per day (gpd) and receives typical daily flows of 15.5 million gpd, resulting in an excess capacity of approximately 6.5 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2021b) According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 8,160 gpd (4.8 acres × 1,700 gpd/acre = 8,160 gpd). (EMWD, 2006, Table 1) The Project's daily generation of wastewater represents 0.1% of the existing available daily capacity at the PVRWRF. As such, the Project would not result in or require the expansion of any sewer treatment facilities.

Based on the preceding analysis, the Project would not 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, and impacts would be less than significant.

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

The Project site is located within the service area of the EMWD. The EMWD has prepared an Urban Water Management Plan (UWMP) dated July 1, 2021, which provides an updated and detailed account of current and projected EMWD water supplies and demands under a variety of climactic conditions, and demonstrates that the EMWD would be able to meet its long-term commitments to supply potable water to existing and planned developments. The supply and demand projections in the UWMP are based on buildout of the Riverside County General Plan and the general plans of cities within EMWD's service area (EMWD, 2021a, p. 4-3). As noted previously, the Project site is designated by the General Plan and MVAP for "Light Industrial (LI)" land uses. The proposed Project is consistent with the site's underlying General Plan and MVAP land use designations. Thus, the Project is fully within the assumptions made by the UWMP, which concluded that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions. Because the Project is consistent with the General Plan and MVAP land use designations, the Project would be within the demand projections of the EMWD's UWMP, which demonstrates the EMWD's ability to provide water service within its district during various climactic conditions; thus, the EMWD would have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded resources would be required to serve the proposed Project. Accordingly, impacts to water supply would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
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?	☐	☐	☒	☐

a) Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Would the Project 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?

As previously described, sewer service to the Project would be accommodated by a proposed 8-inch sewer line within Patterson Avenue that would connect to an existing 21-inch sewer main within Cajalco Road. Construction of sewer improvements is inherent to the Project's construction phase, and impacts associated with the Project's construction activities have been evaluated throughout this MND. There are no impacts specific to the Project's proposed sewer line construction that have not already been addressed as part of this MND. Accordingly, impacts would be less than significant.

Wastewater generated by the proposed Project would be treated at the PVRWRF. According to information available from the EMWD, the PVRWRF has a current capacity of 22 million gallons per day (gpd) and receives typical daily flows of 15.5 million gpd, resulting in an excess capacity of approximately 6.5 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2021b) According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 8,160 gpd (4.8 acres × 1,700 gpd/acre = 8,160 gpd). (EMWD, 2006, Table 1) The Project's daily generation of wastewater represents 0.1% of the existing available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF still would be approximately 6.5 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project's projected demand in addition to the EMWD's existing commitments and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐

a) Would the Project 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?

Implementation of the Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. Per the Riverside Countywide Integrated Waste Management Plan (CIWMP), which applies to the Project, up to 50 percent of its solid waste would need to be diverted from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. Solid waste generated by the Project would be disposed at the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill. Existing capacities at each of these landfills are discussed below.

The El Sobrante Landfill is permitted to receive 16,054 tpd, and as of May 2016 had a remaining capacity of 143.977.170 cubic yards (cy) (CalRecycle, n.d.). The Lamb Canyon Landfill is permitted to receive 5,000 tpd, and as of January 2015 the landfill had a remaining capacity of 19,242,950 cy (CalRecycle, n.d.). The Lamb Canyon Landfill is permitted to receive 4,800 tpd and as of December 2020 had a remaining capacity of 7,800,000 cy (CalRecycle, n.d.).

According to EIR No. 521, which was prepared for the County's 2015 General Plan Update, industrial uses generate approximately 10.8 tons of solid waste per year for each 1,000 s.f. of building area. Based on the square footage of the proposed building, the Project would generate approximately 1,082 tons per year (tpy) of solid waste (100,190 s.f. × 10.8 tons/1,000 s.f. = 1,089 tpy), or approximately 3.0 tons per day (tpd). (Riverside County, 2015, Table 4.17-N)

Due to the proximity of the El Sobrante Landfill to the Project site, it is expected that solid waste generated by the Project would be disposed of at this facility. As noted above, the El Sobrante Landfill has a permitted daily disposal capacity of 16,054 tpd. The Project's 3.0 tpd of solid waste would represent 0.02% of the permitted daily disposal capacity at the El Sobrante Landfill. Additionally, the Project's solid waste generation would represent 0.06% of the daily disposal capacity of 5,000 tpd at the Lamb Canyon Landfill, while the Project's solid waste generation would represent 0.06% of the daily disposal capacity

of 4,800 tpd at the Badlands Landfill. Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, because regional solid waste facilities would have adequate capacity to handle solid waste generated by the Project's construction and operational phases, impacts would be less than significant.

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

The proposed Project would be regulated by the Riverside Countywide Integrated Waste Management Plan (RCWRMD, 1996). The CIWMP outlines goals, policies, and programs Riverside County and its cities would implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. Additionally, AB 341 made a legislative declaration that it is the policy goal of the state that not less than 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020, although the California Department of Resources Recycling and Recovery may not establish or enforce a diversion rate greater than the 50 percent diversion rate as set forth by the CIWMP (per Public Resources Code § 41780.01[b]).

The proposed Project would be regulated by the RCDWR and would be required to comply with the CIWMP's requirement to divert up to 50 percent of its solid waste from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. Implementation of a waste disposal strategy for the proposed Project would assist Riverside County in achieving the mandated goals of the Integrated Waste Management Act by developing feasible waste programs that encourage source reduction, recycling, and composting. The RCDWR is specifically charged with the responsibility of implementing programs that ensure that unincorporated Riverside County achieves 50% diversion of solid waste from landfill disposal as well as monitoring and reporting unincorporated Riverside County's compliance with CIWMB and AB 939. With mandatory compliance to AB 939, AB 341, and RCDWR's programs and policies, the Project would result in a less-than-significant impact due to a conflict with federal, State, and local management and reduction statutes and regulations related to solid wastes, including the CIWMP.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
43. Utilities Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a. Electricity?	☐	☐	☒	☐
b. Natural gas?	☐	☐	☒	☐

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
c. Communications systems?	☐	☐	☒	☐
d. Street lighting?	☐	☐	☒	☐
e. Maintenance of public facilities, including roads?	☐	☐	☒	☐
f. Other governmental services?	☐	☐	☐	☒

a) 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?

1) Electricity
2) Natural Gas?
3) Communication Systems?
4) Street Lighting?
5) Maintenance of Public Facilities, including roads?
6) Other Governmental Services?

Southern California Edison (SCE) provides electrical service to the Project area. Connections to existing electrical networks are available in the area and any off-site improvements would occur within improved rights-of-way, which are inherent to the Project's construction phase and have been evaluated throughout this MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. There are no anticipated capacity restrictions which could limit the ability of SCE to provide service to the proposed Project. Therefore, implementation of the Project would not require or result in the construction of new electrical facilities or the expansion of existing facilities, the construction of which would result in significant environmental effects, and impacts would be less than significant.

Southern California Gas Company (SoCal Gas) provides natural gas service to the Project area. Connections to existing gas networks are available in the area and any off-site improvements would occur within improved rights-of-way. Such off-site improvements are inherent to the Project's construction phase and have been evaluated throughout this MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. There are no anticipated capacity restrictions which could limit the ability of SoCal Gas to provide service to the proposed Project. Therefore, implementation of the Project would not require or result in the construction of new gas facilities or the expansion of existing facilities, the construction of which would result in significant environmental effects, and impacts would be less than significant.

Verizon Communications provides communication systems to the Project area. Connections to existing communications networks are available in the area and any off-site improvements would occur within improved rights-of-way, which are inherent to the Project's construction phase and have been evaluated throughout this MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. There are no anticipated capacity restrictions which could limit the ability of Verizon to provide service to the proposed Project. Therefore, implementation of the Project would not require or result in the construction of new communication facilities or the expansion of existing

facilities, the construction of which would result in significant environmental effects, and impacts would be less than significant.

Under existing conditions, there are no street lights along the Project site's frontages with Patterson Avenue and Harvill Avenue. The Project Applicant would be required to provide street lighting at the Project's frontages along Patterson Avenue and Harvill Avenue. Impacts associated with the installation of street lights are inherent to the Project's construction phase and have been evaluated throughout this MND. Where necessary, mitigation measures have been identified to reduced identified impacts to a level below significance. As such, no further mitigation would be required and impacts would be less than significant.

The Project would not adversely affect the environment associated with street maintenance. As part of the Project's conditions of approval, recently installed paving (2023) in the Patterson Avenue right-of-way may need to be reconstructed or resurfaced by the Project Applicant as determined by the County Transportation Department as part of the street improvement plan and building permit plan check process. With the implementation of this requirement, this segment of Patterson Avenue will be rebuilt to withstand the weight of trucks, resulting in no accelerated road damage requiring maintenance. Impacts would be less than significant.

No known other governmental services or facilities would be required as a result of the proposed Project. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Wildfire

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
44. Wildfire Impacts 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:				
a. 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 substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. 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, due to slope, prevailing winds, and other factors, exacerbate wildfire	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c. 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 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?	☐	☐	☒	☐
d. 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 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?	☐	☐	☒	☐
e. 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 expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

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

According to GIS mapping information available from the California Board of Forestry and Fire Protection (CBFFP), the Project site is located within a Local Responsibility Area ("LRA") (CBFFP, n.d.). Under existing conditions, the Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. Furthermore, the Project would not result in impacts or delays to the highway facilities in the vicinity during construction activities. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by Riverside County regulations and requirements. Therefore, implementation of the Project would not result in the interference with implementation of an adopted emergency response or evacuation plan and, as such, no impact would occur.

b) 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, 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?

As indicated under the analysis of Threshold a), the Project site is in a LRA and is not located within a State Responsibility Area (SRA) (CBFFP, n.d.). According to Riverside County GIS, the Project site and surrounding areas are not located within an area subject to wildland fire hazards, with the nearest lands subject to wildland fire hazards occurring approximately 262 feet south of the Project site (RCIT, n.d.). Additionally, undeveloped lands abutting the Project site to the north and south appear to be subject to regular discing for fire abatement purposes, while the Project site abuts improved roadways (Patterson Avenue and Harvill Avenue) to the east and west (Google Earth, 2021). Additionally, the areas surrounding the Project site do not contain any steep slopes, and slopes constructed as part of the Project would be landscaped and irrigated, thereby precluding the potential for wildfire hazards. As such, the Project does not include any components that could exacerbate wildfire risks, and the Project would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

c) 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 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?

The Project site is not located within an SRA (CBFFP, n.d.). As indicated under the analysis of Threshold b), the Project site is not located within an area subject to wildland fire hazards, with the nearest lands subject to wildland fire hazards occurring approximately 262 feet south of the Project site (RCIT, n.d.). As such, the Project would not require fuel breaks or emergency water sources that could have temporary or ongoing impacts to the environment. Construction of the proposed on-site fire lanes and site-adjacent fire hydrants are inherent to the Project's construction phase, and there are no impacts to the environment that would specifically result from the construction of such facilities. All utility connections required of the Project are available in the immediate area, and there are no components of the Project's utility connections that could result in or exacerbate fire hazards. As such, impacts would be less than significant.

d) 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 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?

The Project site is not located within an SRA (CBFFP, n.d.). As indicated under the analysis of Threshold b), the Project site is not located within an area subject to wildland fire hazards, with the nearest lands subject to wildland fire hazards occurring approximately 262 feet south of the Project site (RCIT, n.d.). With development of the Project as proposed, the Project site would primarily be covered with impervious surfaces that are not subject to wildland fire hazards, along with irrigated landscaping. Additionally, the areas surrounding the Project site do not contain any steep slopes, and manufactured slopes proposed by the Project Applicant would be landscaped and irrigated, thereby precluding the potential for wildfire

hazards. Furthermore, there are no portions of the Project site or surrounding areas that are located within a mapped 100-year flood hazard area (FEMA, 2008). There are no components of the Project that could contribute to or cause significant risks to people or structures as a result of fire-related flooding or landslides resulting from runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant.

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

The Project site is not located within an SRA (CBFFP, n.d.).The Project site is not located within an area subject to wildland fire hazards, with the nearest lands subject to wildland fire hazards occurring approximately 262 feet south of the Project site (RCIT, n.d.). Additionally, undeveloped lands abutting the Project site to the north and south appear to be subject to regular discing for fire abatement purposes, while the Project site abuts improved roadways (Patterson Avenue and Harvill Avenue) to the east and west (Google Earth, 2021). Thus, 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 impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Mandatory Findings of Significance

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less-than-Significant Impact*	*No Impact*
45. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory**?**	☐	☒	☐	☐

As indicated throughout the analysis in this MND (refer specifically to MND subsections for the topics of *Biological Resources*, *Cultural Resources*, and *Tribal Cultural Resources*), assuming incorporation of the mitigation measures identified herein, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or

eliminate important examples of the major periods of California history or prehistory. Therefore, with mitigation, impacts would be less than significant.

Mitigation: Mitigation Measures **BIO-1, BIO-2**, and **CUL-1 through CUL-7** are applicable.

Monitoring: Monitoring for Mitigation Measures **BIO-1, BIO-2, and CUL-1 through CUL-7** is applicable.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
46. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☒	☐	☐

Cumulative effects that would result from implementation of the Project have been evaluated throughout this MND, which concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance with the incorporation of mitigation measures identified herein and included in the Project's conditions of approval.

Mitigation: Mitigation Measures **BIO-1, BIO-2**, **CUL-1 through CUL-7, and PR-1 through PR-3** are applicable.

Monitoring: Monitoring for Mitigation Measures **BIO-1, BIO-2, and CUL-1 through CUL-7, and PR-1 through PR-3** is applicable.

	Potentially Significant Impact	***Less than Significant with Mitigation Incorporated***	***Less-than-Significant Impact***	***No Impact***
47. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this MND (e.g., Air Quality, Geology/Soils, Noise, etc.). All impacts on human beings were determined to be less than significant. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this MND. Accordingly, no additional impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

XI. EARLIER ANALYSIS

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, § 15063(c)(3)(D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), dated February 2015.

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505
http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx

References

Documents Appended to this MND

The following reports, studies, and supporting documentation were used in preparing this MND and are bound separately as Technical Appendices. A copy of the Technical Appendices is available for review at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Cited As:	Source:
BFSA, 2022a	Brian F. Smith and Associates, 2022a. *A Phase I Cultural Resources Assessment for the Patterson and Harvill Project*. June 22, 2022. Included as MND **Technical Appendix D1**.
BFSA, 2022b	Brian F. Smith and Associates, 2022b. *Paleontological Assessment for the Patterson and Harvill Project*. June 22, 2022. Included as MND **Technical Appendix K.**
BFSA, 2023a	Brian F. Smith and Associates, 2023a. Addendum to "A Phase I Cultural Resources Assessment for the Patterson and Harvill Project, PPT220026, Riverside County, California," and "A Phase I Cultural Resources Assessment for the Patterson and Cajalco Project, PPT220024, CEQ22048, GEO220011, Riverside County, California. February 27, 2023. Included as MND **Technical Appendix D2**.
BFSA, 2023b	BFSA Environmental Services, 2023b. Historic Structure Assessment for 19542 Patterson Avenue. June 14, 2023. Included as MND **Technical Appendix D3**.
GLA, 2023a	Glenn Lukos Associates, 2023a. *Biological Technical Report for the Patterson Avenue and Harvill Avenue Project (PPT220026).* January 24, 2023. Included as MND **Technical Appendix C1**.
GLA, 2023b	Glenn Lukos Associates, 2023b. *Results of a Biological Study Conducted for the Patterson Avenue Improvement Project*. June 13, 2023. Included as MND **Technical Appendix C2**.
Kimley Horn, 2024a	Kimley Horn, 2024a. *Project Specific Water Quality Management Plan, LDC – Harvill*. January 18, 2024. Included as MND **Technical Appendix I2.**
Kimley Horn, 2024b	Kimley Horn, 2024b. *LDC Harvill Industrial Development Drainage Study*. May 2024. Included as MND **Technical Appendix I1.**
SCG, 2021a	Southern California Geotechnical, 2021a. *Geotechnical Investigation, Proposed Warehouse, Patterson Avenue, South of Cajalco Road, Riverside County (Perris Area), California*. October 27, 2021. Included as MND **Technical Appendix F1.**
SCG, 2021b	Southern California Geotechnical, 2021b. *Results of Infiltration Testing*. October 29, 2021. Included as MND **Technical Appendix F2.**
UC, 2022	Urban Crossroads, Inc., 2022a. *Patterson and Harvill Warehouse Vehicle Miles Traveled (VMT) Screening Evaluation*. June 21, 2022. Included as MND **Technical Appendix L2**
UC, 2023a	Urban Crossroads, Inc., 2023a. *Patterson & Harvill Warehouse (PPT220026) Air Quality Impact Analysis.* November 20, 2023. Included as MND **Technical Appendix A.**

UC, 2023b	Urban Crossroads, Inc., 2023b. *Patterson & Harvill Warehouse (PPT220026) Mobile Source Health Risk Assessment (HRA).* November 20, 2023. Included as MND **Technical Appendix B.**
UC, 2023c	Urban Crossroads, 2023c. *Patterson & Harvill Warehouse PPT220026 Energy Analysis*. November 20, 2023. Included as MND **Technical Appendix E**.
UC, 2023d	Urban Crossroads, 2023d. *Patterson & Harvill Warehouse PPT220026 Greenhouse Gas Analysis*. November 20, 2023. Included as MND **Technical Appendix G**.
UC, 2023e	Urban Crossroads, Inc., 2023e. *Patterson and Harvill Noise and Vibration Analysis.* November 20, 2023. Included as MND **Technical Appendix J.**
UC, 2023f	Urban Crossroads, Inc., 2023f. *Patterson and Harvill Traffic Analysis*. January 23, 2023. Included as MND **Technical Appendix L1.**
V3, 2023	V3 Companies, 2023. *Phase I Environmental Site Assessment*. June 1, 2023. Included as MND **Technical Appendix H.**

Documents and Websites Consulted in Preparation of this MND

Cited As:	**Source:**
ALUC, 2010	Riverside County Airport Land Use Commission, 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document, Perris Valley Airport*. July 2010. Accessed May 19, 2022. Available online: https://www.rcaluc.org/Portals/13/19%20-%20Vol.%201%20Perris%20Valley%20(Final-Mar.2011).pdf?ver=2016-08-15-155627-183
ALUC, 2014	Riverside County Airport Land Use Commission, 2014. *March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan*. November 13, 2014. Accessed May 19, 2022. Available online: https://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700
CalEPA, n.d.	California Environmental Protection Agency, no date. *Background and History* (web page). Accessed May 19, 2022. Available online: https://calepa.ca.gov/sitecleanup/corteselist/background/
CalRecycle, n.d.	CalRecycle, no date. *Solid Waste Information System – Badlands Landfill*. Accessed May 19, 2022. Available online: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367
CalRecycle, n.d.	CalRecycle, no date. *Solid Waste Information System – El Sobrante Landfill*. Accessed May 19, 2022. Available online: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402
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Mitigation Monitoring and Reporting Program (MMRP)

Threshold	Mitigation Measures (MM)	Responsible/Monitoring Party	Implementation Stage
Biological Resources Threshold a: The Project has the potential to impact burrowing owls should burrowing owl migrate onto the site prior to construction. **Less than Significant with Mitigation.**	**BIO-1:** Pre-Construction Survey for Burrowing Owl. Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. The pre-construction survey shall cover the project site and any offsite improvements. If it is determined that the project site is occupied by the Burrowing Owl, take of active nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.	Riverside County Environmental Programs Department	Prior to issuance of a grading permit or other permit authorizing ground-disturbing construction activities.
Biological Resources Threshold c: The Project has the potential to impact nesting birds protected by the federal Migratory Bird Treaty Act. **Less than Significant with Mitigation.**	**BIO-2** Nesting Bird Surveys. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be	Riverside County Environmental Programs Department	Prior to issuance of a grading permit or other permit authorizing ground-disturbing construction activities.

	conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division (EPD) of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring, and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds. Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.		
Cultural Resources Threshold 8.a: Project-	**CUL-1** Prior to the County's approval of street improvement plans for Patterson Avenue for any work in the public	Riverside County Archaeologist	Prior to approval of street improvement

related construction activity in Patterson Avenue has the potential to indirectly affect a significant historic resource. **Less than Significant with Mitigation.**	right-of-way occurring adjacent to the lot having the street address of 19542 Patterson Avenue (APN No. 317-140-042), the Project Applicant shall cause a Protection Plan to be prepared and approved by the County Archaeologist. The construction contractor(s) shall be required to implement the Protection Plan to protect the historical residence at 19542 Patterson Avenue from indirect vibration effects. The following performance standards shall be met: a. If permitted by the 19542 Patterson Avenue property owner, a qualified structural engineer shall review the condition of the building to determine an appropriate and protective vibration level that shall not be exceeded to ensure protection of the structure. If property owner permission for such assessment cannot be obtained, a conservative maximum acceptable continuous vibration level of 0.15 PPV (in/sec) shall be applied at the structure, which is half of the 0.3 PPV (in/sec) level considered to be protective of structures from damage. b. The construction contractor(s) performing work in the Patterson Avenue right-of-way adjacent to the lot having the street address of 19542 Patterson Avenue (APN No. 317-140-042), shall provide a list of their construction vehicles, equipment list, and street improvement plans to an acoustical engineer. The acoustical engineer shall evaluate the construction specifications and attest that vibration levels are not expected to exceed the protective vibration level established in (a), above. The acoustical engineer's assessment shall be provided to the County Archaeologist prior to commencing the street improvement work occurring in Patterson Avenue. c. During construction activities in the Patterson Avenue right-of-way adjacent to the lot having the street address of 19542 Patterson Avenue (APN No. 317-		plans for Patterson Avenue.

	140-042), a vibration monitor shall be placed as close as possible to the residence at 19542 Patterson Avenue. Vibration levels shall be monitored and shall not exceed the protective vibration level established in (a), above. If the vibration level is exceeded, the construction contractor(s) shall be required to adjust construction practices to lower the vibration level to below the protective vibration level.		
	CUL-2 Nomination of 19542 Patterson Avenue. Regarding the 19542 Patterson Avenue residence, which is also referred to as the George H. Sawyer Home, the Developer/Permit Applicant shall cause to have prepared a nomination for listing as a Riverside County Historic Landmark with concurrence of the property owner. The nomination package shall be submitted to the County Archaeologist prior to issuance of any grading permit. If the owner of 19542 Patterson Avenue objects to a potential nomination, this measure shall not apply.	Riverside County Archaeologist	Prior to issuance of a grading permit.
Cultural Resources Threshold 8.b: Significant archaeological resources have the potential to be buried beneath the site surface, and may be exposed and impacted during the Project's ground-disturbing construction activities. **Less than Significant with Mitigation.**	**CUL-3** Archaeological Monitoring. Based upon the potential to encounter buried deposits or artifacts associated with the historic occupation of the area, archaeological monitoring of ground-disturbing activities shall occur. Prior to issuance of grading permits the Developer/Permit Applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). Also refer to **CUL-6.**	Riverside County Archaeologist	Prior to issuance of a grading permit.
	CUL-4 Treatment of Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural	Riverside County Archaeologist	During construction activities

	resource shall be halted and the Developer/Permit Applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. Refer to **CUL-7** regarding artifact deposition. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.		
Cultural Resources Threshold 9.a: Significant archaeological resources have the potential to be buried beneath the site surface, and may be exposed and impacted	**CUL-5** Prior to the issuance of grading permits, the developer/permit Applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals,	Riverside County Archaeologist	Prior to issuance of a grading permit.

during the Project's ground-disturbing construction activities. **Less than Significant with Mitigation.**	grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The Developer/Permit Applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.		
	CUL-6 Archaeological Monitoring and CRMP. Prior to issuance of grading permits, the Developer/Permit Applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.	Riverside County Archaeologist	Prior to issuance of a grading permit.

The frequency and location of inspections will be determined by the Project Archaeologist.		
CUL-7 In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition. Historic Resources: All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. Prehistoric and/or Tribal Cultural Resources: One of the following treatments shall be applied. 1. Preservation-in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. 2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through	Riverside County Archaeologist	During ground-disturbing construction activities

	consultation with the consulting Tribe(s)and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.		
	CUL-8 Final Phase IV Report: Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.	Riverside County Archaeologist	At completion of ground-disturbing construction activities and prior to final building inspection.
Cultural Resources Threshold 9.c: Human remains have the potential to be buried beneath the site surface, and may be	**CUL-9** If human remains are found on the site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.	Riverside County Coroner	During ground-disturbing construction activities

exposed and impacted during the Project's ground-disturbing construction activities. **Less than Significant with Mitigation.**			
<u>Paleontological Resources Threshold 29.1</u> Significant paleontological resources have the potential to be buried beneath the site surface, and may be exposed and impacted during the Project's ground-disturbing construction activities. **Less than Significant with Mitigation.**	**PR-1:** Prior to the issuance of a grading permit, the Developer/Permit Applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (Project Paleontologist). The Developer/Permit Applicant shall submit proof of hiring of a Project Paleontologist (i.e., copy of executed contract, retainer agreement, etc.) to the County Geologist for the in-grading implementation of a Paleontological Resource Impact Mitigation Program (PRIMP).	Riverside County Geologist	Prior to issuance of a grading permit.
	PR-2 The Project Paleontologist retained by the Developer/Permit Applicant shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project Paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a grading permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed. b. PRIMP must be accompanied by the final grading plan for the subject project.	Riverside County Geologist	Prior to issuance of a grading permit.

	c. Description of the proposed site and planned grading operations. d. Description of the level of monitoring required for all earth-moving activities in the project area. e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. j. Procedures and protocol for collecting and processing of samples and specimens. k. Fossil identification and curation procedures to be employed. l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. m. All pertinent exhibits, maps, and references. n. Procedures for reporting of findings. o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological		

	fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.		
	PR-3: Prior to final building inspection, the Project Paleontologist shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report shall be signed by the Project Paleontologist and all other professionals responsible for the report's content, as appropriate. A signed digital copy of the report(s) shall be submitted by email to the County Geologist along with a copy of this Mitigation Measure and the grading plan for appropriate case processing and tracking, and shall signify completion of the monitoring and reporting program.	Riverside County Geologist	At completion of ground-disturbing construction activities and prior to final building inspection.
<u>Tribal Cultural Resources Threshold 39a and 39b</u>: Human remains of Native American decent have the potential to be buried beneath the site surface, and may be exposed and impacted during the Project's ground-disturbing construction activities. **Less than Significant with Mitigation.**	**TCR-1** Native American Monitoring. Prior to the issuance of grading permits, the Developer/Permit Applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The Developer/Permit Applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This	Riverside County Archaeologist	Prior to the issuance of grading permits.

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