

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): General Plan Amendment No. 230008 (GPA230008) - Change of Zone No. 2300030 (CZ2300030); Plot Plan No. 230048 (PPT230048)

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501

Contact Person: Krista Mason, Project Planner

Telephone Number: 951-955-6060

Applicant's Name: Stephane Wandel on behalf of Thrifty Oil Co.

Applicant's Address: 13116 Imperial Highway, Santa Fe Springs, CA 90670

I. PROJECT INFORMATION

Thrifty Oil Co (Applicant) proposes to construct one 185,912 square foot (SF) concrete tilt-up, non-refrigerated warehouse on an 9.62-acres (gross) / 8.68-acres (net) of vacant land designated as APN 317-260-017 and 317-260-018 on the southeast corner of Placentia Avenue and Tobacco Road in the unincorporated Mead Valley area of Riverside County, approximately 7 miles west of the City of Perris (Proposed Project, Figure 1 - *Regional Vicinity*; Figure 2 - *Project Site - Aerial View*; Figure 3 - *Project Site USGS View*). The Proposed Project is designed to house one or more tenant(s), which have not been designated at this time, and will include one 176,912 SF warehouse with 9 bays, two grade level doors, 23 dock high doors and two, 4,500 SF office spaces with mezzanines for a total square footage of 185,912, with related site landscaping, drainage basin, and parking. The building would be designed to incorporate standards of a 21st Century Warehouse as enacted by AB 98¹ (effective January 1, 2026) and identified in Chapter 2.8 (commencing with Section 65098) added to Division 1 of Title 7 of the Government Code. These would include at a minimum) cool roofing, medium- and heavy-duty vehicle charging readiness, light-duty electric vehicle charging readiness and installed charging stations, skylights in at least one percent of the roof area, or equivalent LED efficient lighting, classes of forklifts used on site, to be zero-emission by January 1, 2028, to the extent operationally feasible, and equipment used on site utilizing small off-road engines to be zero-emission, to the extent operationally feasible, commercially off-the shelf available, and adequate power available on site.

The Project also includes dedication of approximately 0.943 acres for public right of way improvements to be built along Tobacco Road and Placentia Avenue as a part of the Proposed Project, as well as off-site utility improvements.

The Project will also include onsite and offsite infrastructure improvements as required by the County of Riverside.

Concurrent Entitlements:

The Project requires the following approvals:

- General Plan Amendment No. 230008 (GPA 230008) proposal to change the land use from Rural Community-Very Low Density Residential (RC-VLDR) to Community Development- Business Park (BP).
- Change of Zone No. 230030 (CZ2300030) proposal to change the zone from Rural Residential one-acre minimum lot size (R-R-1) to Industrial Park (I-P).

¹ https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202320240AB98

- Plot Plan No. 230048 (PPT230048) proposal to construct a 185,912 SF non-refrigerated warehouse with 9 bays, two grade level doors and 23 dock high doors on 8.72(net) acres and approximately 0.943 acres for street dedication and drainage improvements.

On-Site Improvements

The Project proposes the following on-site improvements:

Site Plan Overview. The Project is to construct one 185,912 SF non-refrigerated warehouse with 9 bays, two grade level doors and 23 dock high doors on 8.68-acres (net) and approximately 0.943-acres for street dedication and drainage improvements (refer to Off-Site Improvements in this section). The speculative warehouse is designed to house one or more tenant(s), which have not been identified at this time, and includes 9,000 square-feet of offices (Figure 4 - *Site Plan*). The lot coverage would be 47.8 percent based on the gross lot size where a maximum of 50 percent is allowed, and the floor area ratio (FAR) would be 0.44 based on the gross lot size.

The Project Site abuts APN 317-260-16 and -15 adjacent to the south which has I-P zoning and APN 317-260-034 on the east, which is zoned M-SC. The Project Applicant owns both of the parcels to the south. The Project is designed with a building setback of 43.6 -47.8 feet on the northern property boundary, and 146 feet on the east where the project abuts a commercial zone (20.6 feet of which shall contain landscaping), 77-79.6 feet to the west (10.6 feet of which contain landscaping) and 43.5-57.10 feet to the south with 5-15 feet of that landscaped.

The color scheme of the warehouse is a variety of neutral earth tones with accents which are consistent with a color scheme to blend with the surrounding area (Figure 5A-*Building Colored Elevations*).

The building interior height would be approximately 36-foot minimum clear, with an exterior height not to exceed 47 feet above finish floor which is consistent with Federal Aviation Administration/March Air Reserve Base limitations and is consistent with the building elevations of the industrial uses within the immediate Project vicinity (Figure 5B - *Building Elevations and Profiles*).

The Project has been reviewed and approved by the Airport Land Use Commission (ALUC) under file number ZAP1629MA24. In a letter dated January 14, 2025 the ALUC Development Review concluded that the Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to the conditions outlined in Appendix G-1.

Parking. The site contains a total of 126 auto-parking spaces and 33 trailer parking stalls, which include six spaces that are American with Disabilities Act (ADA)-compliant stalls. Pursuant to Section 5.106.5.3.1 of the CalGreen Code, a total of 26 electric vehicle (EV) spaces as well as 20 EV capable spaces will be provided. Of the 26 EV spaces, 6 will be auto parking spaces with electric vehicle supply equipment (EVSE) installed. Of the 6 auto parking spaces with EVSE, one will be designated as standard accessible EVCS, and one will be designated as van accessible EVCS. Pursuant to Section 5.106.4.1.2 of the CalGreen Code, 7 long-term bicycle parking spaces will be provided.

Landscaping and Hardscape. Landscaping is designed around the perimeter as well as within various parking areas. The facility will provide approximately 60,911 SF of landscaped area (approximately 16.0 percent of the net lot area), which exceeds the 15 percent (or 56,936 SF) minimum required by the County (refer to Figure 6 - *Landscaping Plan*). Drought tolerant plants are incorporated into the design, all of them being on the County of Riverside California Friendly Plant list. A street tree to be determined by the County of Riverside will be used for the Placentia Avenue frontage, while chitalpa, Blue Palo Verde and African sumac are planned for the Tobacco Road frontage. Brisbane box trees are planned for the southern property boundary. Drought tolerant ground cover is identified around the building perimeter and along the property boundary perimeter. Vegetative screens will also be used to provide aesthetic shields for walls and utilities and will be located and identified. Best Management Practices (BMPs) are included to reduce imperviousness and incorporate Low Impact Design (LID) Principles into the landscape design.

Site Lighting: Site lighting will be LED lights building-mounted and pole-mounted hooded or shielded per the Airport Land Use Commission requirements that will be pointed downward at the parking lot and/or along the edges of the building (Figure 7 - *Photometric Plan*). Lighting will be retained onsite per County standards.

Stormwater Management: The Project Applicant has prepared a Water Quality Management Plan (WQMP, Appendix H-1) that identifies stormwater management for the building operations/post construction. Overall, the existing drainage patterns were identified, and the design preserves the overall drainage pattern. As part of the Project, the on-site storm drain system will be constructed to collect and convey the storm water runoff in a northeasterly direction to Proposed permanent structural best management practices (BMPs) for treatment purposes. The site BMP's will consist of pre-treatment filtering systems prior to stormwater infiltration by underground storm chambers. The site will attenuate the Q-10 yr. 24-hr. design storm and the design capture volume will be infiltrated. The chambers are sized to attenuate the developed flows and safely pass the Q-100 design storm at the project site. The stormwater will be discharged through a new 24-inch RCP Storm Drain and connection to existing Riverside County 36-inch MDP Lateral H-10.1 in Placentia Avenue. Construction of the Project will also require the contractor to prepare a Stormwater Pollution Prevention Plan (SWPPP) as the site is more than 1 acre.

Utilities and Services: Public water and sewer are provided by Eastern Municipal Water District (EMWD), electrical service is available from Southern California Edison (SCE), and natural gas is available from Southern California Gas (SoCal Gas/Sempra Energy). The Applicant has received a "will serve letter" from EMWD (Appendix K). The Project will not require natural gas service.

Off-Site Improvements

The Project proposes the following off-site improvements:

- Installation of approximately 1,400 linear feet of sewer main in Placentia Avenue to connect with the existing main currently located east of the Project Site, approximately 200-feet easterly of intersection Harvill Avenue. A new 8-inch line will be installed in the right of way from the existing EMWD sewer manhole located in Placentia Avenue at the southerly side of the street.
- The water connections are planned to tie into existing water mains fronting the site in Tobacco Road and Placentia Avenue.
- Road improvements are Proposed for two segments along the project frontages:

Tobacco Road: The Project will be conditioned to widen and pave Tobacco Road to approximately 600 feet southerly from the intersection of Placentia Avenue. Improvements include 28-foot halfwidth street plus 18 feet of AC widening per RCRD STD. 111, and installation of curb, gutter, sidewalk and landscaping the parkway on the easterly side of the street per County TMLA standards.

Placentia Avenue: The Project will be conditioned to widen and pave Placentia Avenue from Tobacco Road intersection to approximately 600 feet easterly along the project frontage. Improvements include 18-feet of right of way to include the required 8-foot multipurpose densified granite trail, 2-foot landscaped parkway and 6-foot sidewalk with curb and gutter on the southerly side of the street per County TMLA standards. A 265-foot taper section of asphalt pavement will be transitioned from the Project frontage easterly to tie into the existing pavement edge.

- On-site flows will be conveyed/routed to this underground facility via proposed on-site storm drains. Runoff produced by the studied storm events will be discharged via an 18" overflow outlet pipe prior to conveyance to Lateral H-10.1 in Placentia Avenue. The flood hydrograph routing analyses for the required storm events demonstrate that flows being discharged from the underground facility will be less than pre-developed flows for the required study storm events.

- Construction of 1,250 feet of multipurpose trail per modified County of Riverside Standard No 405 (18-feet in width), consisting of 8-foot wide densified granite trail with a split rail equestrian fence separating an 8-foot wide parkway section consisting of 2 feet of landscaping and a 6-foot wide public sidewalk. The multipurpose trail will be constructed within the public right-of-way on the southerly side of Placentia Avenue from the southeasterly intersection of Tobacco Road to the intersection of Harvill Avenue. The trail section is shown on Figure 8 – *Off-Site Improvements Exhibit*.
- Streetlights along the property frontage along Placentia and Tobacco, to County standards.

Construction

Construction is anticipated to occur in one phase, beginning in Q4 2025, lasting approximately 12 months. Initial site improvements include grading and underground infrastructure followed by building construction, paving, and landscape activities. The grading quantities are not anticipated to balance on site and a net import of 62,025 cubic yards of fill material is anticipated. Project construction will require the use of heavy equipment such as dozers, scrapers, paving machines, concrete trucks, and water trucks.

Construction activities include the following:

Site grading and underground utility construction – Grading and utility construction activities are expected to last approximately two months. Site activities include placement of underground water, sewer and other utilities throughout the site to service the building. Typical equipment includes excavators and trenchers.

Building Construction and Architectural Coating – construction of the warehouse (including the office space) is expected to occur over eight to nine months. The construction method is concrete tilt-up – concrete is formed on the ground, lifted into place and braced. Typical equipment includes welders, concrete trucks, and cranes for lifting. Should a crane be utilized, the Project contractor will comply with all local, State, and federal regulations, including but not limited to the FAA Section 77.13 for construction/alteration near airports. The type of equipment will be evaluated, and all permits obtained as necessary prior to construction. All portions of the building will be completed including installation of rollup doors and painting, per plans to be permitted by the appropriate regulatory agencies.

Final Site Paving and Landscaping – anticipated to occur over one month. All parking areas will be paved, and landscaping placed per the design. All architectural and parking lot lighting will also be installed.

Operations

As no tenant has been selected at this time, the specific operational scenario for the Project cannot be specifically identified. However, the Project will be conditioned to operate within the County of Riverside zoning and regulatory guidelines for type of use. The desired Industrial Park zoning of the site provides for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing. This zone correlates with the “Light Industrial” General Plan Land Use designation.

In general, the facility is designed to be a non-refrigerated warehouse facility with two grade level doors and 20 dock high doors. Security gates are designed at the north entrance from Placentia Avenue, and in the drive aisle on the southern side of the building. The gates will be open during the tenant(s) operating hours.

Employment estimates calculated using the employment density factors identified in the Southern California Association of Governments (SCAG) *Employment Density Study* (October 2001), identifies a rate of one employee per 1,195 SF. of building area for industrial warehouse uses results in 156 employees (185,912 SF ÷ 1,195 SF/employee = 156 employees). However, the estimated number of employees that would be required for the Project has been estimated for the purposes of this analysis at 100 employees based on actual data from similar facilities operating throughout southern California.

The parking provided would be sufficient based on this estimate. This employment projection does not include truck drivers which may be accounted for in other jurisdictions (e.g., place of residence which may not be in the Project's area of Riverside County).

There are 3 vehicular access points onto the Project Site: two on Tobacco Road and one on Placentia Avenue. The main entrance for autos is from the northwestern driveway along Tobacco Road. The primary truck entrance is located on the north end of the Project Site on Placentia Avenue, with a secondary truck access on the southwestern side of the building to accommodate overflow passenger cars and trucks as well as emergency vehicles.

Also, 33 trailer parking stalls are provided along the eastern side of the building, inside the truck court.

All driveways are designed to allow for full turns into and out of the Project Site, with all driveways to be a minimum of 200 feet from the nearest intersection.

The site falls within the Mead Valley Area Plan (MVAP), with a land use designation as Rural Community Very Low Density Residential (RC-VLDR). The parcel zoning is Rural Residential one acre minimum (R-R-1) (Figure 9 - *Project Site Zoning*).

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

B. Total Project Area:

Residential Acres:	Lots:	Units: 0	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 9.62	Lots: 2	Sq. Ft. of Bldg. Area: 185,912	Est. No. of Employees:
Other:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 100

C. Assessor's Parcel No(s): 317-260-017 and 317-260-018

Street References: Southeast corner of Placentia Avenue and Tobacco Road, within the Mead Valley Area Plan (MVAP).

D. Section, Township & Range Description or reference/attach a Legal Description: Section 13, Township 4 South, Range 4 West, San Bernardino Base and Meridian, California, *Steele Peek*, USGS Quad.

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project Site is relatively flat, with elevations that range from approximately 1,560 to 1,530 feet above mean sea level, sloping in an easterly gradient. Figure 9 – *Project Site Zoning* identifies the Site and zoning and the surrounding zoning. Parcel 317-260-018 at the northeast corner of the overall site which will be merged with parcel 317-260-17 contains a modular structure, trailer, and small storage building that will be removed as part of the Project proposal.

- **North:** Placentia Avenue, an approximately 21-foot-wide paved road, lies along the northern Project Site boundary. The Project Site abuts a 699,630 s.f, industrial warehouse recently constructed by Barker Logistics, LLC on the north side across Placentia Avenue, zoned Industrial Park (I-P).
- **South:** The Project Site abuts vacant property along the south side that is zoned Industrial Park (I-P). This property is owned by the same applicant who has land use entitlements develop a similar facility on this parcel APN: 317-260-015 and 317-260-16.

- **West:** Tobacco Road, an approximately 26-foot-wide paved road, lies along the western Project Site Boundary. Zoning immediately west of Tobacco Road is rural residential (R-R-1) and is occupied by single family residences.
- **East:** The Project Site abuts vacant property along the east side that is zoned Manufacturing, Service Commercial (M-SC). This parcel is owned by the County of Riverside.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- **Land Use:** The Project Site is within the Mead Valley Area Plan (MVAP) with a General Plan Foundation Component of Rural Community and a Land Use designation of Very Low Density Residential (VLDR). Accordingly, the Proposed Project would not be compatible with the goals and policies of the General Plan of Riverside County. The Project parcel will require a Foundation Component General Plan Amendment to change the land use to Community Development: Business Park (BP) in order to be in compliance with the General Plan, and the Mead Valley Area Plan (MVAP). The MVAP defines Business Park as “employee intensive uses, including research & development, technology centers, corporate offices, “clean” industry and supporting retail uses,” and supporting a floor area ratio (FAR) of 0.25 to 0.60. The Proposed Project is consistent with the use of Business Park, and the Project’s FAR is 0.44, consistent with the design standards.

Setbacks: Riverside County Ordinance No. 348.4997 Article X Section 10.4 requires a minimum 50 feet setback on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback must be landscaped unless a tree screen is approved in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required. Riverside County Ordinance No. 348.4997 Article XVIII Section 18.27 describes that a variance may be granted because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. Variances are limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

The Project Site abuts APN 317-260-16 and 15 adjacent to the south which has I-P zoning and APN 317-260-034 on the east, which is zoned M-SC. The Project Applicant owns both of the parcels to the south. The Project is designed with a building setback of 41-47 feet on the northern property boundary and an approximate 146 feet on the east, where a minimum of 50 feet is allowed where an industrial property abuts a residential or commercially zoned property. An 11-foot-minimum and approximately 47-foot maximum varying landscape area is planned along the northerly property line and approximately 20 feet is provided along the easterly property line, where a minimum of 20 feet is required unless a tree screen is proposed.

- **Circulation:** The site is within the MVAP. Applicable circulation policies contained in the Plan include the following:
 - MVAP 9.1 - Design and develop the vehicular roadway system per MVAP Figure 8, Circulation, and in accordance with the Functional Classifications section in the General Plan Circulation Element.
 - MVAP 9.2 - Maintain Riverside County’s roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

The Project Site is not located adjacent to a scenic area or scenic highway, nor are there any General Plan identified scenic resources in the area. Therefore, the circulation policies relative to scenic highways are not applicable as there are no scenic highways in the Project area.

The Project includes street improvements to Tobacco Road and Placentia Avenue. Project Site access would be accommodated off of Tobacco Road and Placentia Avenue for both passenger cars and trucks. Access to the I-215 Freeway is anticipated to occur via Placentia Avenue to the north of the Project Site directly to the I-215 Freeway. The Proposed Project will be reviewed and approved for conformance with Riverside County Ordinance No. 461, "Road Improved Standards and Specifications" by the Riverside County Transportation Department.

The Proposed Project is anticipated to generate a total of 322 two-way trips per day with 30 AM peak hour trips and 35 PM peak hour trips (in actual vehicles). In comparison, the Proposed Project is anticipated to generate a total of 492 Passenger Car Equivalent (PCE) two-way trips per day with 38 PCE AM peak hour trips and 43 PCE PM peak hour trips. According to the County's traffic study guidelines, the Project generates less than 100 vehicle trips during the peak hours and is exempt from preparing a Traffic Impact Analysis. Therefore, it is assumed that the Project would maintain an LOS C consistent with the General Plan.

Multipurpose Open Space: The Proposed Project is not located in an Open Space area or adjacent to an Open Space area. No natural open space land is required to be preserved within the boundaries of this Project.

The property is located in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Conservation Area and falls within Criteria Cell 2529. Nearby Multiple Species Habitat Conservation plan Parcels (MSHCP) have been listed and identified, which are primarily part of the SU-1 Motte/Rimrock Reserve. These parcels will not be impacted and measures will be taken to ensure there are no future impacts. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) evaluation for the Proposed Project was prepared and submitted to Riverside County for review and processing. There is approximately 29.69 acres of native scrub within Criteria Cell 2529 that would meet the goals of conserving between 8.70 (5%) and 24.25 (15%) acres of habitat. These acres lie outside of the Project Site boundaries to the west, and is the portion of the Cell desired for acquisition. The western acreage is also closest to the existing conserved lands. The County will provide conditions of approval reflecting HANS compliance measures.

The Project is consistent with or would otherwise not conflict with MSHCP Section 3.3.13 evaluation, findings and recommendations. No riparian or other sensitive vegetation is located on the site and the Project Site is not a wildlife corridor nor located in a floodway or floodway fringe area. The site also does not contain agricultural resources, mineral resources, or any known significant cultural or paleontological resources, and is not located in a designated scenic corridor. The Proposed Project would not be a water-intensive use, and the Project's landscaping plan complies with County Ordinance No. 859.3, "Water Efficient Landscape Requirements".

The Proposed Project meets all other applicable Multipurpose Open Space Element Policies.

- **Safety:** The Proposed Project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). On January 9, 2025 the Riverside County Airport Land Use Commission (ALUC) reviewed the Proposed Project for air hazard safety and deemed the project consistent with the March Air Reserve Base Airport Land Use Compatibility Plan for Zone C2 subject to conditions of approval (see Appendix G-1) which the County will impose as conditions of approval on Plot Plan

No. 230048. The Proposed Project has allowed for sufficient provision of emergency response services to the future users of this facility through the design and payment of development impact fees. The Proposed Project meets with all other applicable Safety Element policies.

- **Noise:** Construction noise associated with the Proposed Project will be during the initial grading and building construction, which is temporary. Operational noise will meet all applicable Noise policies.
- **Housing:** The Proposed Project does not include housing.
- **Air Quality:** The Proposed Project would control any fugitive dust during grading and construction activities pursuant to South Coast Air Quality Management District (SCAQMD) requirements. The Proposed Project meets all applicable Air Quality Element policies.
- **Healthy Communities:** Not applicable. The Proposed Project is a warehouse within an industrial area. The Project would not result in any air quality, hazardous materials, noise or other impacts that would affect Healthy Communities.
- **Environmental Justice:** The Project would develop and operate one speculative warehouse building on the undeveloped site, which has been planned for Business Park uses. The Project is located in the Mead Valley Environmental Justice Community (see Figure 10-*Environmental Justice Communities* and Appendix L- *Environmental Justice Checklist*). In compliance with General Plan Policy HC 15.1, multiple outreach events have been conducted during the planning process for the Project. Additionally, the Applicant has provided the appropriate Environmental Justice Form showing that the Proposed Project complies with all applicable Environmental Justice Policies.

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

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Rural Community (Very Low Density Residential)

E. Overlay(s), if any: March Air Reserve Base Influence Area, Zone C2

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Mead Valley
2. **Foundation Component(s):** Rural Community (west); Community Development (north, east and south)
3. **Land Use Designation(s):** Business Park (south, east and north adjacent); Rural Community-Very Low Residential Density (west adjacent); Tobacco Road (west adjacent, Rural Community-Very Low Residential Density west of Tobacco Road), Placentia Avenue (north adjacent, Business Park, north of Placentia Avenue).
4. **Overlay(s), if any:** Not Applicable.
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any:** Not Applicable.
- 2. Specific Plan Planning Area, and Policies, if any:** Not Applicable.

I. Existing Zoning: R-R-1 (Rural Residential)

J. Proposed Zoning, if any: I-P (Industrial Park), which will be consistent with the recently completed Barker Logistics Warehouse adjacent to the north, and the Proposed warehouse facility to the south of the Project site.

K. Adjacent and Surrounding Zoning: M-SC (east adjacent); I-P (south adjacent); Tobacco Road (west adjacent, R-R-1 west of Tobacco Road), Placentia Avenue (north adjacent I-P, north of Placentia Avenue).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ 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

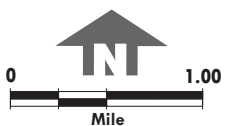
04/25/2025

Date

Krista Mason

Printed Name

For John Hildebrand
Planning Director



LILBURN
CORPORATION

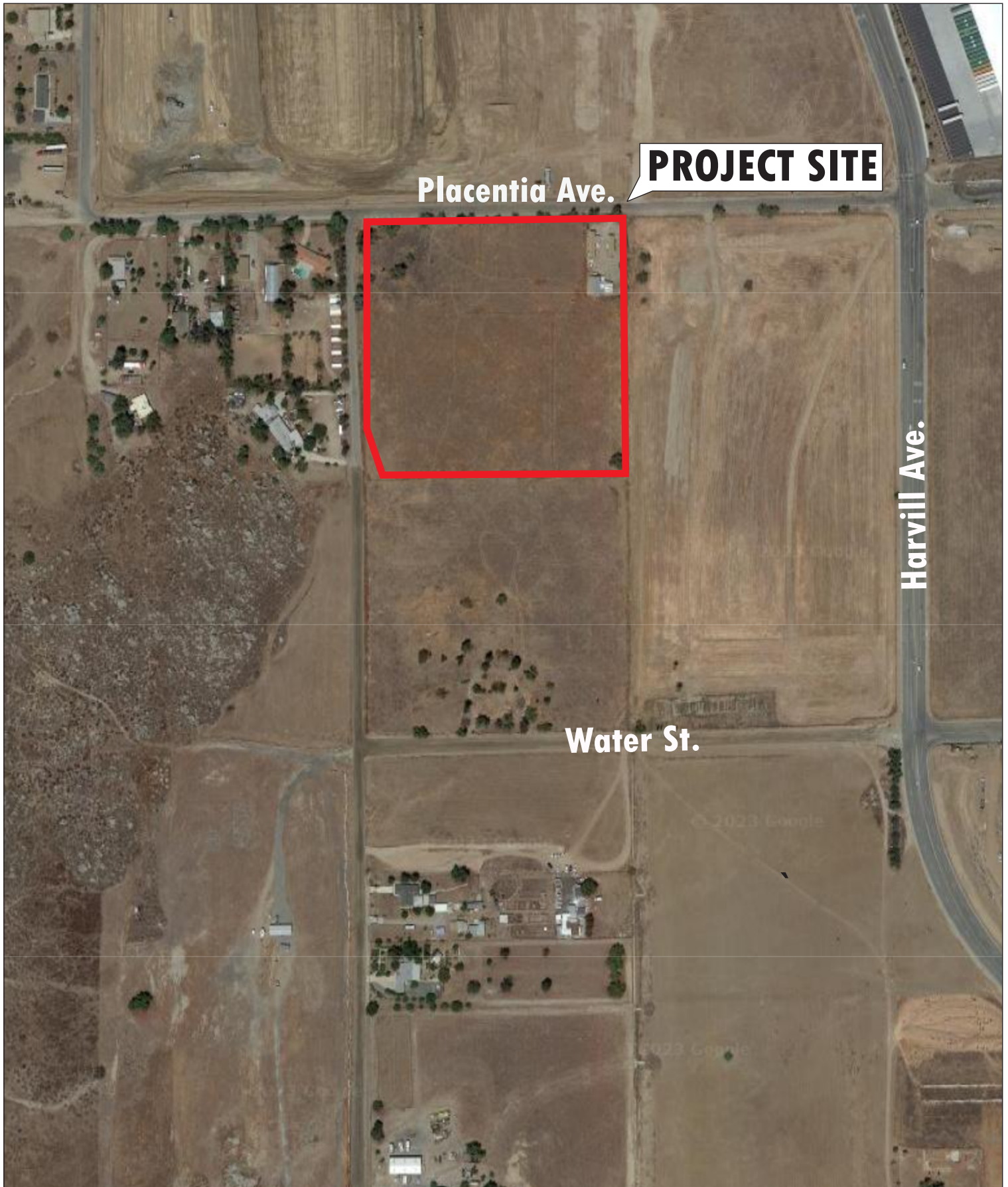
REGIONAL LOCATION

Thrifty Oil Speculative Warehouse

23641 Placentia Avenue

Riverside County, California

FIGURE 1

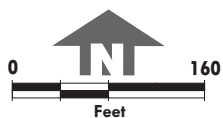


PROJECT SITE

Placentia Ave.

Harvill Ave.

Water St.



LILBURN
CORPORATION

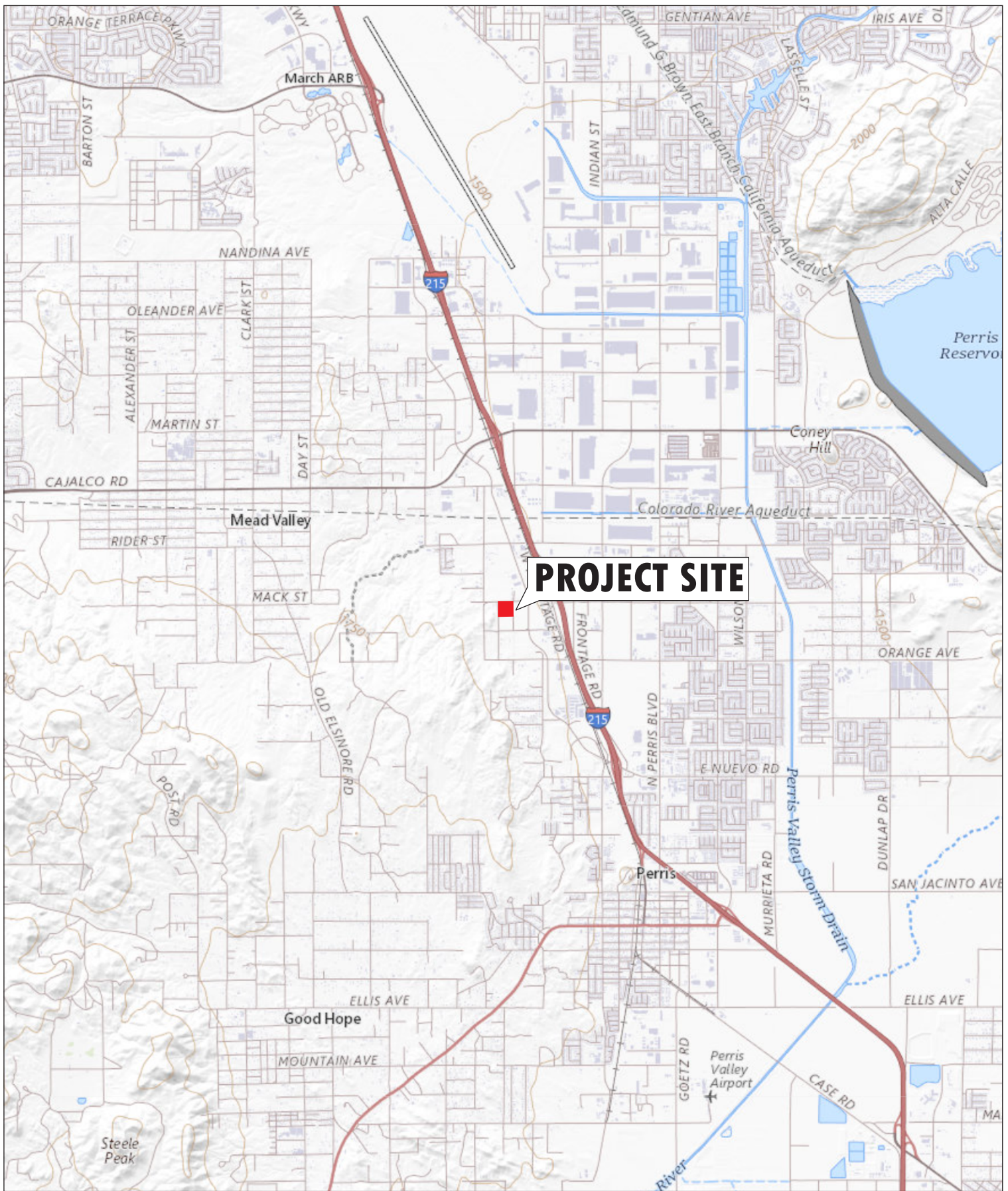
PROJECT SITE-AERIAL VIEW

Thrifty Oil Speculative Warehouse

23641 Placentia Avenue

Riverside County, California

FIGURE 2



PROJECT SITE-USGS VIEW

Thrifty Oil Speculative Warehouse
23641 Placentia Avenue
Riverside County, California

FIGURE 3



hpa, inc.
18831 barden avenue, ste.
#100 rive, ca
92512
tel 949-483-1770
fax 949-483-0851
email hpa@hpainc.com

Owner:
THRIFTY OIL CO.

13116 Imperial Highway
Santa Fe Springs CA 90670
tel 562-921-3581

Project:
Perris North

SEC of Tobacco and Biocanna
Riverside County CA

- Consultants:
- Structural: Armstrong & Brooks
 - Mechanical: [blank]
 - Plumbing: [blank]
 - Electrical: [blank]
 - Landscape: Hunter Landscape
 - Fire Protection: [blank]
 - Soils Engineer: [blank]

Title: OVERALL SITE PLAN

Project Number: 22484

Drawn by: JK

Date: [blank]

Revision: DAC 5/18/2017 01/13/25

Sheet: [blank]

SITE PLAN KEYNOTES

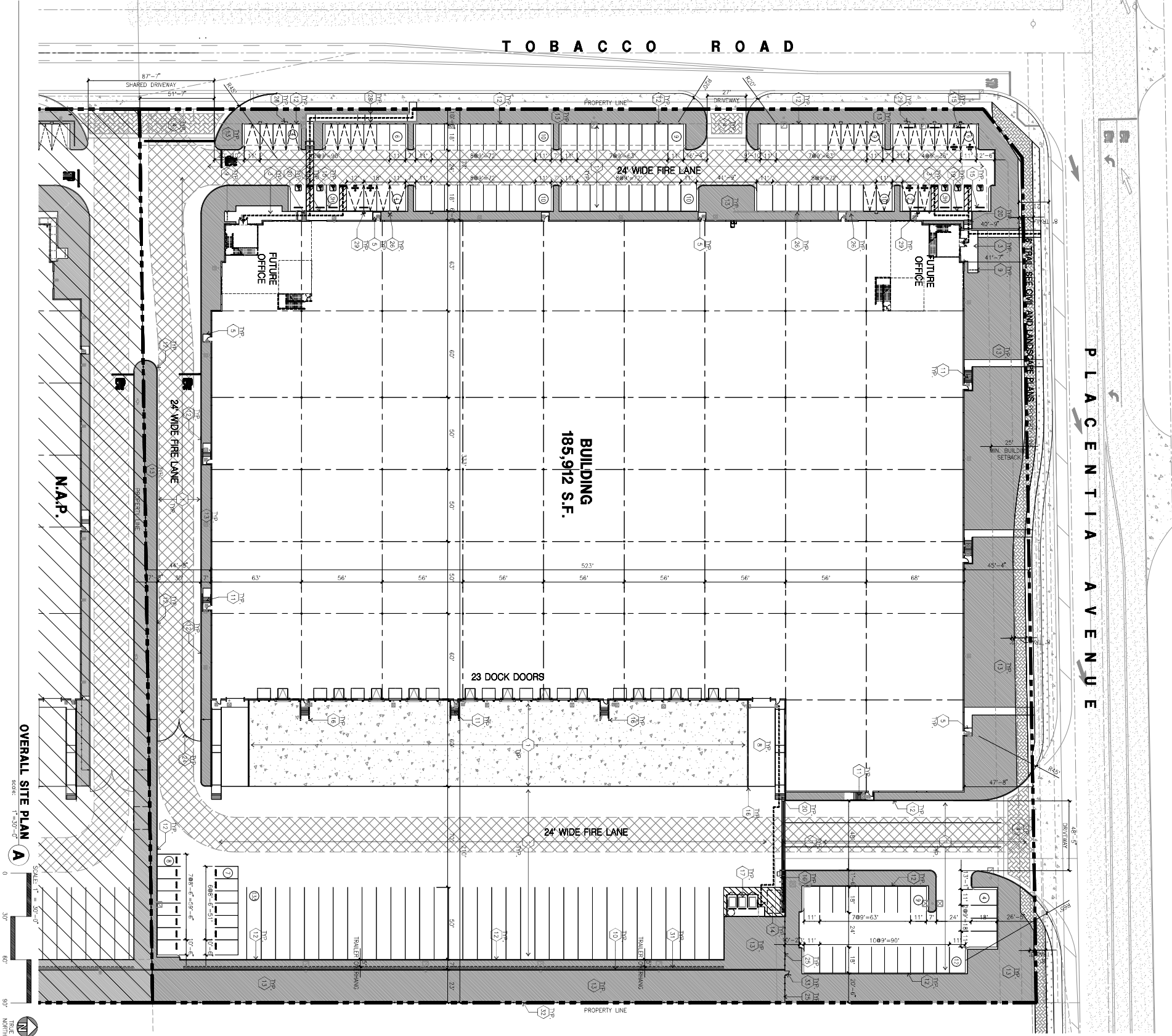
1. PAVEMENT PER CIVIL. SEE CIVIL PLANS
2. NOT USED
3. CONCRETE WALKWAY, MEDIUM BROWN FINISH
4. DRIVEWAY APPROX. TO BE CONSTRUCTED. SEE LANDSCAPE DRAWINGS.
5. 5'-0" WIDE CONCRETE EXTERIOR LANDING AND TYP. AT ALL EXTERIOR WALK DOORS TO PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH UTILITY COMPANY.
6. SCALE: 1" = 10'-0"
7. DEPARTMENT STANDARDS PER DRIVEWAY
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL
9. EXTERIOR ONE RACK TYPICAL
10. 12" HIGH CONCRETE TILT-UP SCREEN WALL
11. EXTERIOR CONCRETE CHAIR
12. CONCRETE CURB, SEE CIVIL DRAWINGS
13. LANDSCAPE: ALL LANDSCAPE AREAS INDICATED BY SHADING.
14. FUTURE GUARD SHACK, PROVIDE CONDUIT.
15. PRE-CAST CONCRETE WHEEL STOP.
16. CONCRETE FILLER GUARD POST 6" DIA. UNLO. 42" H.
17. TRASH ENCLOSURE PER COUNTY STANDARD
18. ACCESSIBLE ENTRY SIGN
19. ACCESSIBLE PARKING STALL SIGN
20. TRUNCATED DOME
21. APPROXIMATE LOCATION OF FIRE HYDRANT
22. WALL MOUNTED LIGHTING FIXTURE
23. SITE LIGHT POLE W/ CONCRETE BASE
24. 8" HIGH METAL SHING GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARD
25. 8" HIGH METAL FENCE
26. 2'X2' CONCRETE PAD FOR FUTURE EV CHARGER, PROVIDE CONDUIT.
27. ROOF DRAIN THRU CURB
28. RETAINING WALL, SEE CIVIL DRAWINGS
29. 2'X2' CONCRETE PAD WITH EV CHARGER INSTALLED.
30. NOT USED
31. CONDUIT FOR FUTURE TRUCK EV CHARGER
32. RETAINING WALL AND CONCRETE TO BE CONSTRUCTED BY EAST
33. 3'W X 8'H MAN HOLE FOR MAINTENANCE ACCESS

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 TOP OF THE CURB.
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 STAIRWAYS TO BE A MINIMUM OF 4" THICK W/ TOLER JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 12" DIA. OR 1/4" - FINISH TO BE A MEDIUM BROWN FINISH GROUT.
11. PAINT CURBS AND PROVIDE SIGNS TO INDICATE FIRE LINES AS REQUIRED
12. CONSTRUCTION REQUIREMENTS RELATING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC UTILITIES DEVELOPMENT PRIOR TO BEGINNING OF BUILDING PERMITS.
13. PRIOR TO FINAL CONSTRUCTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CONCEPT PLAN FOR THE LANDSCAPE DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGN SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC UTILITIES DEVELOPMENT.
15. ALL VERTICAL WARNING POLES OR CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
17. PROVIDE PHOTOGRAPHIC PANELS AS REQUIRED BY APPLICABLE CODES.

SITE LEGEND

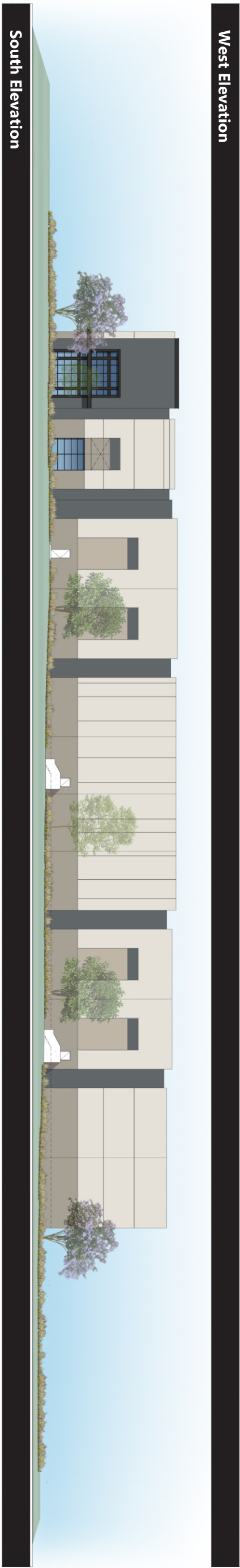
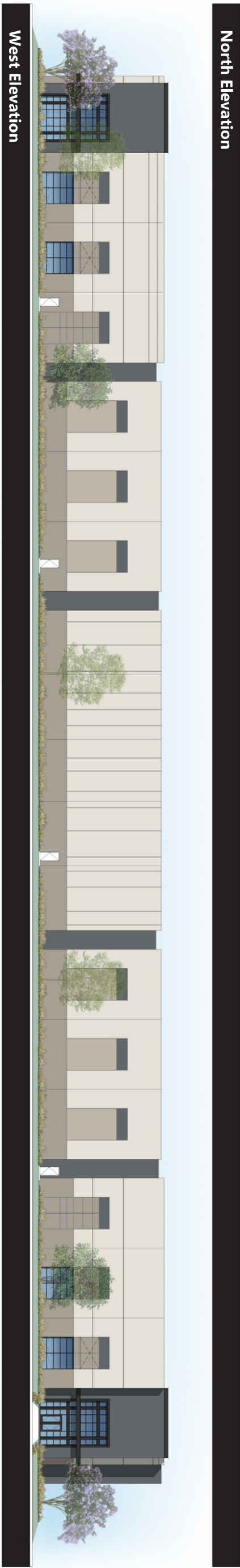
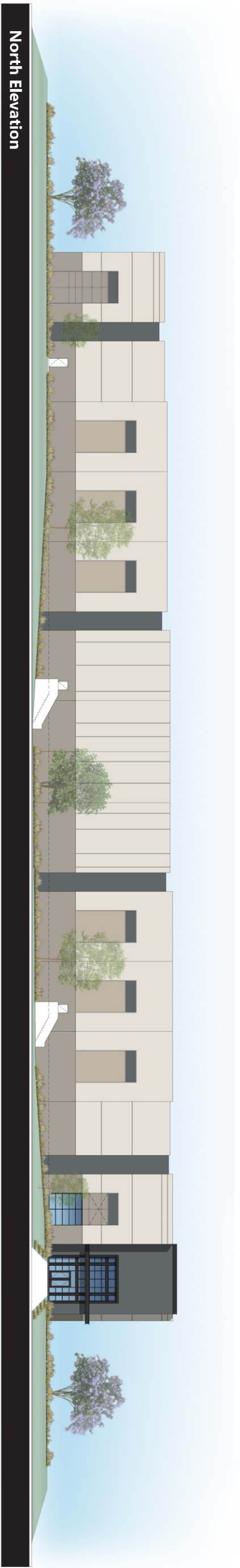
- | | | | |
|--|--|--|-----------------------|
| | PAVING, SEE "C" DRAWINGS. | | UNSCAPED AREA |
| | STANDARD PARKING STALL (9' X 18') | | 26' WIDE FIRE LANE |
| | ACCESSIBLE PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE | | TRAIL |
| | VAN ACCESSIBLE PARKING STALL (12' X 18') W/ 5' ACCESSIBLE AISLE | | PROPERTY LINE |
| | STANDARD ACCESSIBLE RAMP WITH 1:12 MAX. SLOPE, EXCEPT FOR PARKING ACCESS WHERE THE MAX. SLOPE IS 2% IN ALL DIRECTIONS AND UNLESS INDICATED OTHERWISE | | EV CHARGER |
| | VAN ACCESSIBLE RAMP WITH 1:12 MAX. SLOPE, EXCEPT FOR PARKING ACCESS WHERE THE MAX. SLOPE IS 2% IN ALL DIRECTIONS AND UNLESS INDICATED OTHERWISE | | EV CHARGER FOR FUTURE |
| | EV CHARGING ONLY 12'X18'-6" W/ ACCESSIBLE AISLE | | |
| | STANDARD EV CHARGING ONLY 9'X18' W/ ACCESSIBLE AISLE | | |
| | EV CHARGING ONLY 12'X18'-6" W/ ACCESSIBLE AISLE | | |
| | EV CHARGING ONLY 9'X18' W/ ACCESSIBLE AISLE | | |
| | EV CHARGING ONLY 12'X18'-6" W/ ACCESSIBLE AISLE | | |
| | EV CHARGING ONLY 9'X18' W/ ACCESSIBLE AISLE | | |



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

DAB-A1.1

LILBURN CORPORATION



BUILDING COLORED ELEVATIONS

Thrifty Oil Speculative Warehouse
23641 Placentia Avenue
Riverside County, California

FIGURE 5A



TPA
THURTELL
PARRINELLO
ARCHITECTS

Conceptual Elevations - 36ft Clear


PERRIS NORTH





City of Riverside, California

#21226 | 11.08.2024





[illegible]

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	Baccaria s. 'Continual'	5 Gal	0		1 OC
	Coyote Bush	5 Gal	0	L	2 1/2 from 1 1/2 OC
	Callistemon s. 'Little John'	5 Gal	0	L	2 from 1 1/2 OC
	Dwarf Bottle Brush	5 Gal	0	L	2 from 1 1/2 OC
	Carex patula	5 Gal	0	L	2 from 1 1/2 OC
	Sand Dune Sedge	5 Gal	0	M	3 OC
	Carex tenuiculca	5 Gal	0	M	3 OC
	European Gray Sedge	5 Gal	0	L	hardscape
	Cilia spp. (except Cilia lanthaniflora)	5 Gal	0		2 OC
	Rodocoe	5 Gal	0		hardscape
	Dietes bicolor	5 Gal	0	M	2 OC
	Fornight Lily	5 Gal	0	M	2 OC
	Leaves from 'Lebanum'	5 Gal	0	M	hardscape
	Phlox paniculata 'Vanilla Ice'	5 Gal	0	M	2 from 1 1/2 OC
	Vanquelt Wood Orange	5 Gal	0	M	2 from 1 1/2 OC
	Philosorum s. 'Whitewort'	5 Gal	0	M	2 from 1 1/2 OC
	Wheeler's Dwarf	5 Gal	0	M	2 from 1 1/2 OC
	Rhaphiophis s. 'Chant'	5 Gal	0	M	2 from 1 1/2 OC
	Rhaphiophis s. 'Springtime'	5 Gal	0	L	3 OC
	Indian Hawthorn 'Springtime'	5 Gal	0	L	3 OC
	Remanens o. 'Tuscan Blue'	5 Gal	0	L	3 OC
	Rosemary 'Tuscan Blue'	5 Gal	0	L	3 OC
	Shiva s. 'Chien Chiening'	5 Gal	0	L	2 1/2 OC
	Allen Chelid 'Steps'	5 Gal	0	L	hardscape
	Shiva gagei	5 Gal	0	L	2 OC
	Astrum sage	5 Gal	0	L	2 OC
	Shiva hebeana	5 Gal	0	L	hardscape
	Shiva Shiva	5 Gal	0	L	2 from 1 1/2 OC
	Westringia 'Indicaea'	5 Gal	0	L	hardscape
	Coast Rosemary	5 Gal	0	L	3 from 1 1/2 OC
	Westringia s. 'Grey Box'	5 Gal	0	L	hardscape
	Dwarf Coast Rosemary	5 Gal	0	L	2 from 1 1/2 OC

INFILTRATION BASIN PLANT LIST				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY	WUCOLS SPACING
	Grease Tumbleweed Foxtail Sedge Juncus plants California Grey Rush	5 Gal	0	L 24" O.C.
		5 Gal	0	L 18" O.C.
	Moderate water use plants and moderate water use trees between sidewalk and trail			
	Public Trail			

3' 3/4" crushed rock, decorative rock, Desert Gold or equivalent in 5' width overlying with 2" EV
Future EVL spaces

	<p>Parking Lot Area including parking stalls 20,412 sf 10% landscape required 2,041 sf 78.7% landscape provided 16,072 sf</p>	<p>10,625 sf 51.8%</p>
	<p>Parking Lot Shading Provided: Parking Lot Area = 20,412 sf</p>	<p>10,625 sf 51.8%</p>

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.

NOTES:
1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL LINEAR ROOT BARRIER. BE
SUFFICIENT TO EXTEND 5' (MIN.) AT ONCE HARDSCAPE IN BOTH DIRECTIONS FROM

- THERE IS THE PRESENCE OF SEVERAL MULTIPLE SPECIES HABITAT CONSERVATION PLAN (INSHIP) PARCELS WITHIN 1 MILE OF THE PROJECT ALL PART OF THE SL-1 MOTTE/RIKROOK RESERVE. THE APN ARE LISTED BELOW:
317190011 322240024 317190008 322240028 322240030 322263049 322240003;
322240023 322240025 322170005

<p>TRAIL WITHIN RIGHT-OF-WAY AREA SHALL BE MAINTAINED BY PROPERTY OWNER UNLESS OTHERWISE DIRECTED BY COUNTY OF RIVERSIDE LAND STAFF.</p>	<p>RIGHT-OF-WAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER UNLESS OTHERWISE DIRECTED BY COUNTY OF RIVERSIDE LAND DEPARTMENT STAFF</p>
--	--

A 2x2 grid with a thick black line in the top-right cell.

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CORPORATION

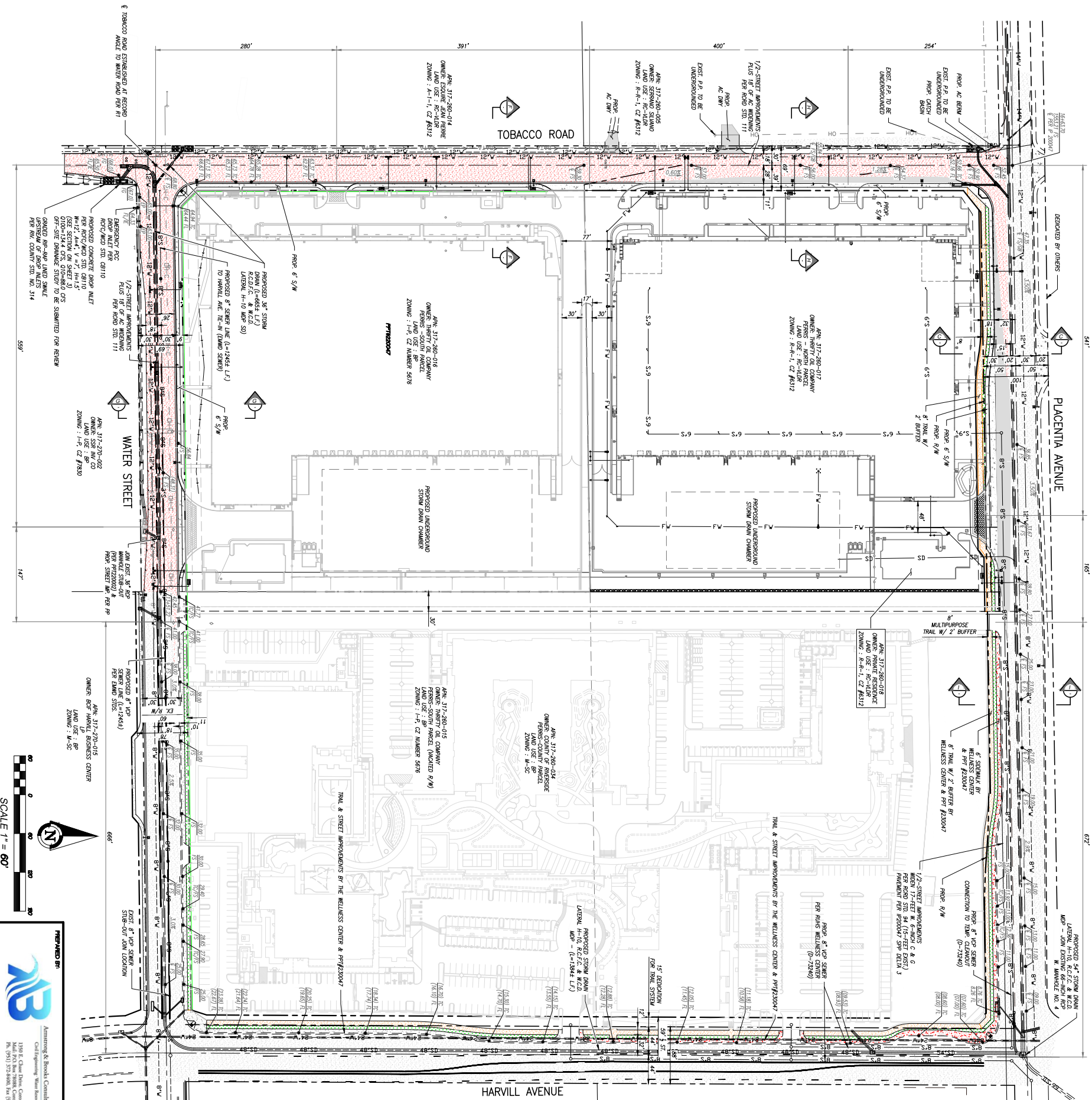
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RPM
 Electronics, Inc.
 102 DISCOVERY
 TRUCK CENTER
 TULSA, OK 74116
 Phone: 848-480-5444
 Fax: 848-480-5444
 Contact: David Liu
 e-mail: davidliu@rpmpe.com

REGISTERED PROFESSIONAL ENGINEER
 LAN V. NGUYEN
 No. E15586
 Exp. 12-31-2005
 STATE OF CALIFORNIA
 ELECTRICAL

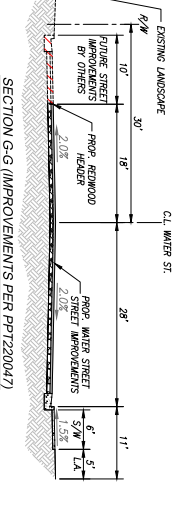
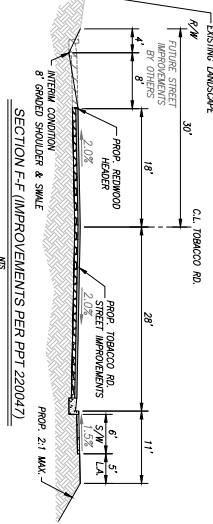
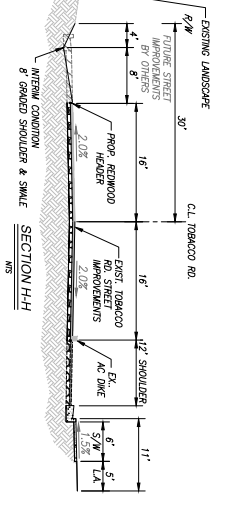
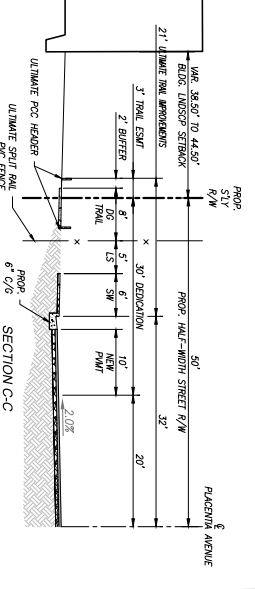
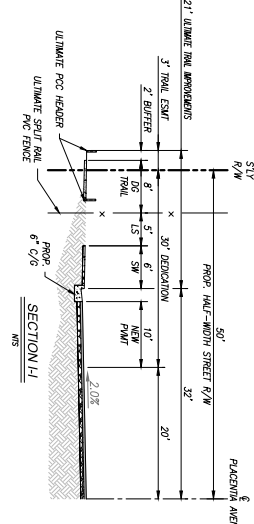
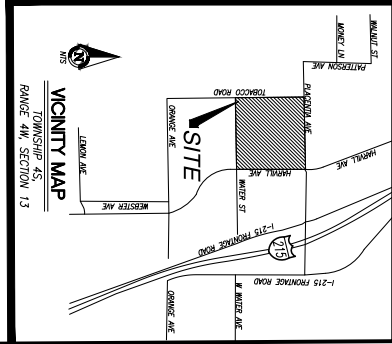
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PLOT PLAN : COUNTY OF RIVERSIDE CASE NO: 230048



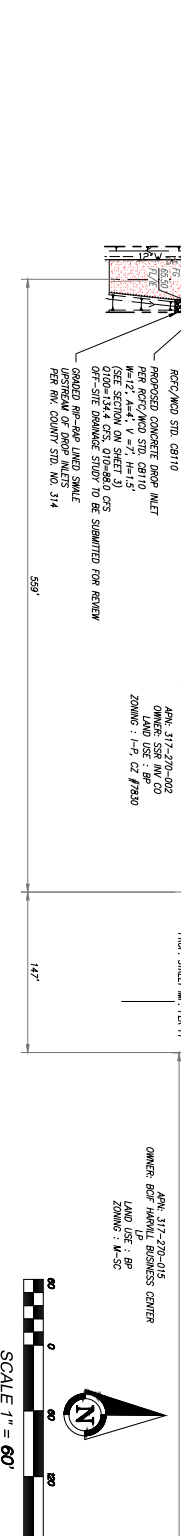
LAND AREA DEDICATION SUMMARY				
PARCEL	GROSS AREA	DEDICATED AREA	NET AREA	
017	9.19 ACRES	0.02 ACRES	9.17 ACRES	
018	0.429 ACRES	0.023 ACRES	0.406 ACRES	
019	0.000 ACRES	0.000 ACRES	0.000 ACRES	
TOTAL GROSS STREET IMPROVEMENTS (IMPACT AREA) = 0.433 ACRES				

- LEGEND**
- PROPOSED ASPHALT CONCRETE & BASE (STREET WIDENING)
 - EX. ASPHALT CONCRETE & BASE
 - PROPOSED PCC SIDEWALK / CURB & GUTTER
 - EXISTING D.I.S. MULTIPURPOSE TRAIL
 - EXISTING LANDSCAPE BUFFER
 - EX. ASPHALT CONCRETE

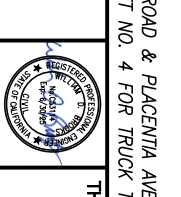


TOBACCO ROAD & PLACENTIA AVENUE IMPROVEMENTS
SEE SHEET NO. 4 FOR TRUCK TURNING MOVEMENTS/5TH SUBMITTAL: PPT 230048

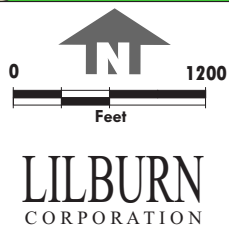
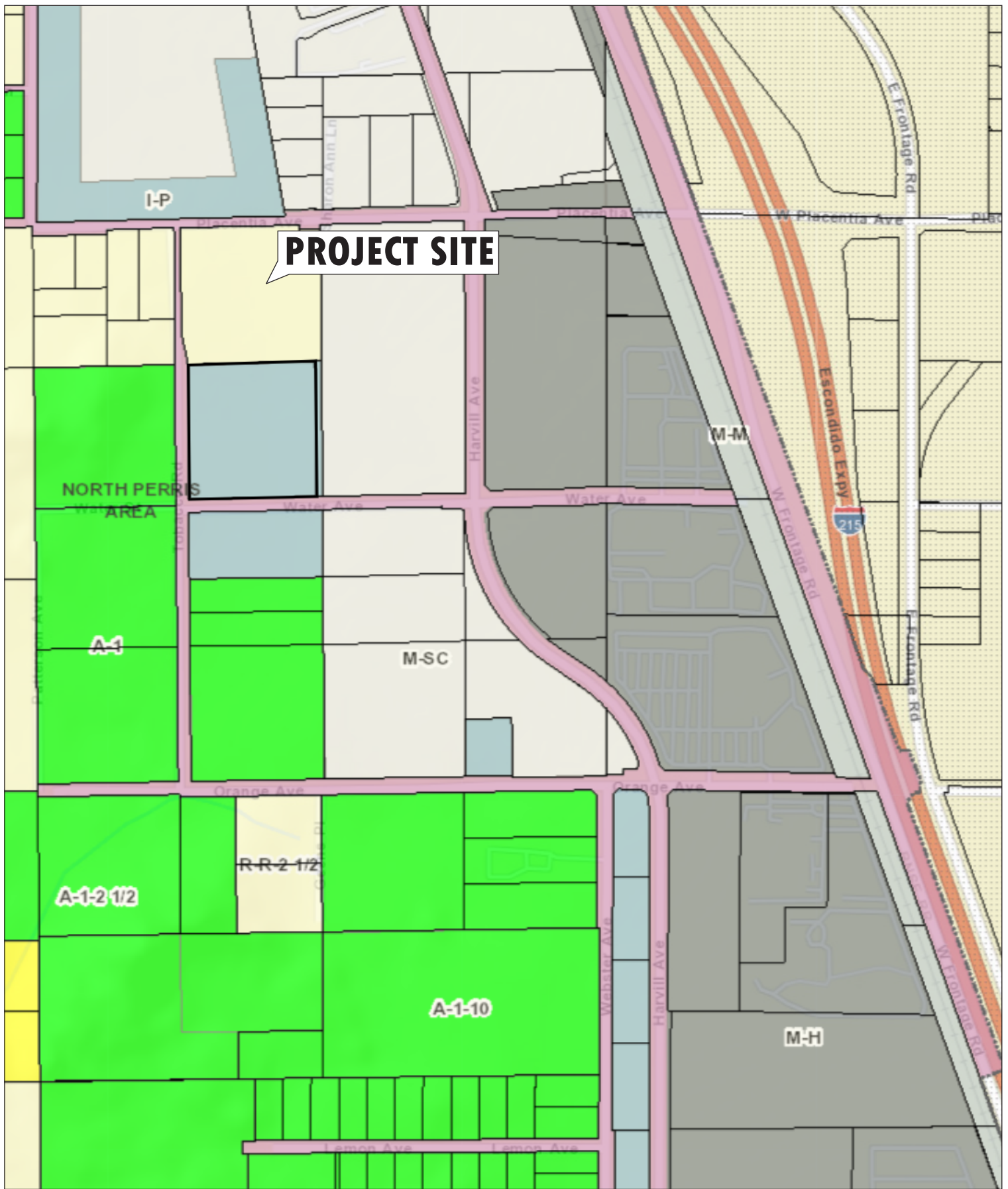
THE ORDEN COMPANY - PERRIS NORTH SITE
OFF-SITE IMPROVEMENT EXHIBIT
INDUSTRIAL BLDG. SCHEME 10
APNS 317-260-017 AND 317-260-018



THE ORDEN COMPANY
1399 E. CHASE BLVD., SUITE 100, CA 92581
TEL: (951) 255-0000 FAX: (951) 255-0000



3 OF 4

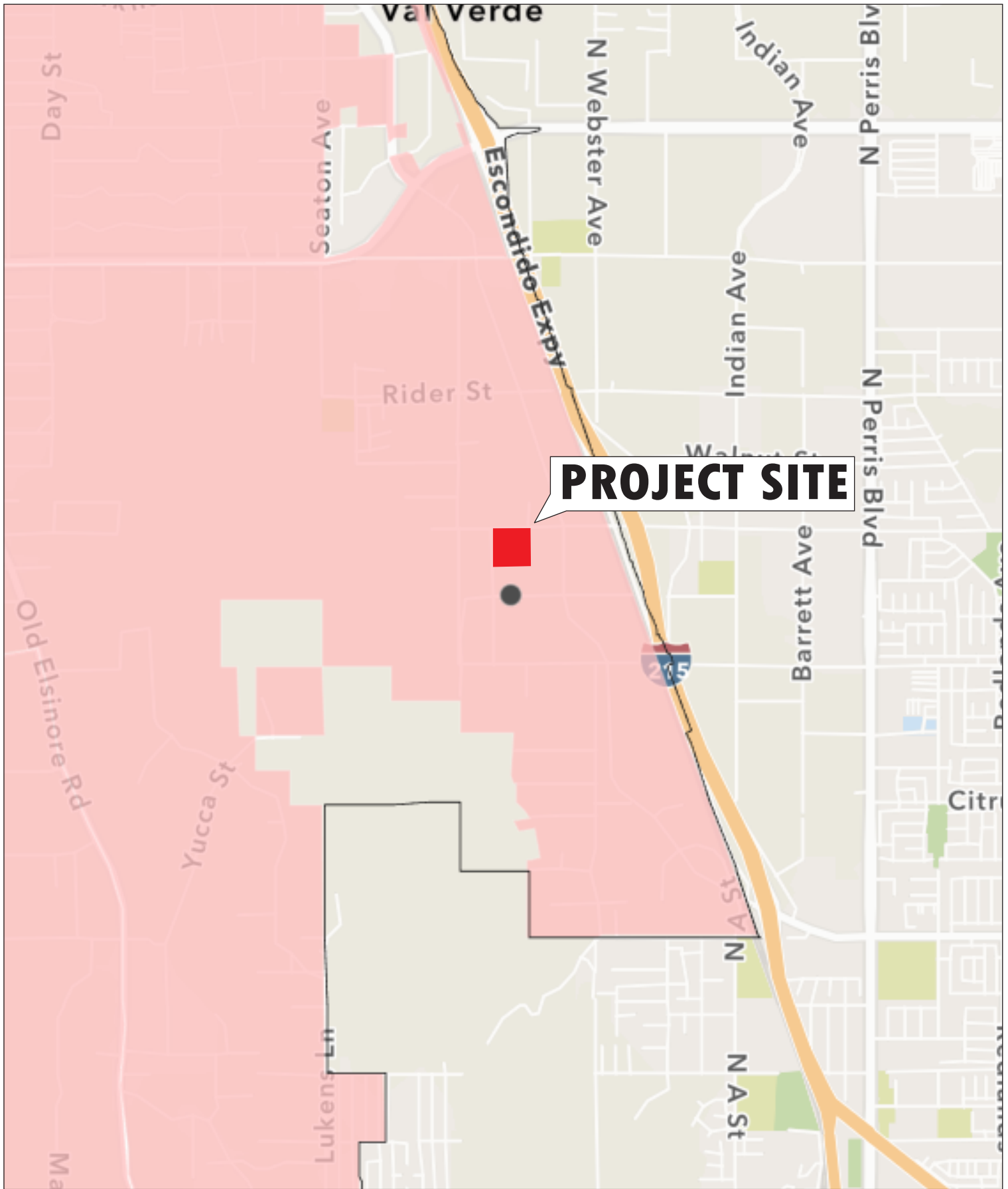


	A-1		M-M
	A-1/2 1/2		M-SC
	A-1-10		R-R1
	I-P		R-R5
	M-H		R-1 2 1/2

PROJECT SITE ZONING

Thrifty Oil Speculative Warehouse
23641 Placentia Avenue
Riverside County, California

FIGURE 9



PROJECT SITE

ENVIRONMENTAL JUSTICE COMMUNITIES

Thrifty Oil Speculative Warehouse
23641 Placentia Avenue
Riverside County, California

FIGURE 10

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): County of Riverside General Plan - Circulation Element, Figure C-8 *Scenic Highways*; Mead Valley Area Plan, Figure 10 *Scenic Highways*.

Findings of Fact:

- a) The Project Site is not located within a scenic highway or scenic highway corridor as designated by the County or State or found eligible by the County or State. There is one State Eligible Scenic Highway in Mead Valley: State Route 74 as it connects with Interstate 215 in the southern portion of Mead Valley. State Route 74 is of regional significance because it provides a link between Orange and Riverside Counties through the Santa Ana Mountains and eventually through the San Jacinto Mountains as the famous Palms to Pines Scenic Highway. The Project Site is more than 6 miles to the north of State Route 74 and cannot be viewed from these scenic highways; the Project Site is not located within a scenic corridor or in close proximity to a scenic highway. Therefore, there would be no impact.
- b) There are small groups of trees on the northwest corner of the parcel along Tobacco Road, as well as along the frontage of the parcel along Placentia Avenue, as well as a small grouping of trees in the southeast corner of the parcel. All seem to be a mix of Eucalyptus and Pepper trees. These trees are primarily ornamental species and not considered native or common to the Project vicinity. There are no rock outcroppings or unique landmark

features on the Project Site. Scenic views primarily exist along the granite ridgeline to the west. While the Project would change the visual character of the vicinity, it would not substantially degrade the existing visual character or create an aesthetically offensive Site open to public view of the area and its surroundings. The Project is proposed to be constructed consistent with the height limits per the zoning, the proposed building color is to be neutral earth tones to blend with the environment, and the existing cluster of trees would be replaced with streamlined landscaping to be provided around the perimeter consistent with County standards. Further, the building would be set back from adjacent streets and would not encroach into public long-distance views. Parking and landscaping areas would be located in the setback space between roadways and buildings, which would minimize the visual scale of the structures. Impacts would be less than significant, and no mitigation measures are required.

- c) The Project Site is within a rural area and is designed to be consistent with the Industrial/Business Park land use. Sensitive receptors would include the pocket of existing rural residential that exists west of the Project Site across Tobacco Road.

The Project parcel adjacent to the east of the Project Site is zoned for Manufacturing - Service Commercial (M-SC) and is vacant land. The parcel to the south is zoned Industrial Park (I-P) and is vacant, while the parcel to the north is split zoned I-P and M-SC and recently developed with the barker Logistics Industrial Warehouse. Zoning on the west side of Tobacco Road is rural residential (R-R-1) and is occupied by single family residences. The Proposed Project includes construction of a 185,912 SF industrial building on 9.62 net acres, approximately 36 to 46 feet high. The building is designed with architectural features to reduce massing, and neutral earthtone colors with accents that would blend with the surrounding native environment. The MVAP requires a FAR of 0.25 – 0.60, and the Project proposes a FAR of 0.44.

Areas adjacent to the buildings would be landscaped with trees and a variety of shrubs and ground covers. The layering of landscaping between the Proposed building and the surrounding roadways would provide visual depth and distance between the roadways and Proposed structures, while functioning as a screen to trailer parking and truck yard.

Therefore, potential impacts associated with scenic quality would be less than significant, and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): County of Riverside General Plan; County of Riverside GIS Database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) According to the County of Riverside GIS Database, the Project Site is located approximately 45 miles northwest of the Mt. Palomar Observatory and is located in Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Projects within Zone B must adhere to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. The Project is designed consistent with County Ordinance No. 655 with pole lights of varying height for parking lot lighting and exterior building downlighting. The lighting would be designed with light emitting diode (LED) lighting, pointed downward toward the parking lot and/or building. A photometric analysis has been completed that shows that light spill-over from the site lighting will not occur and will be in conformance with County ordinances. Therefore, due to distance and lighting design, the Project would not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

☐
☐
☒
☐

Source(s): On-site Inspection, County of Riverside Code of Ordinances Title 17 Chapter 17.96.040 Development Standards.

Findings of Fact:

- a) The Project will create a new source of light from low-level exterior security lighting of the building, parking lot lighting, and ground-level landscape lighting. All lighting is designed with downward pointing lighting of a soft color and intensity to ensure safety but not to spill over to adjacent properties. Fixtures with light shields are specified at certain locations per the lighting plan. No lighting will be on during daytime hours. The lower color intensity of the building security lighting and the ground level landscape lighting will not impact localized nighttime views around the building and will not migrate to the night sky because all lights are pointed downward. The Project would therefore create a new source of light but because of shielding and use of low-intensity fixtures, the light would not be so substantial that it would adversely affect day or nighttime views in the area. Impacts will be less than significant.
- b) Residences exist along the west side of the Property boundary across Tobacco Road. All lighting will be pointed downward, have light shields as indicated on the lighting plan and be of a color intensity that will not be bright or obtrusive to the residences. The Project will comply with County of Riverside Code of ordinances Title 17 Chapter 17.96.040(N), which refers to all lighting development standards in the I-P zone. Also, Ordinance No. 655 defines lighting sources, establishes the type and manner of installation and operation of lighting, and details lighting prohibitions. With adherence to the developments standards and ordinances the Project would not expose residential properties to unacceptable light levels. Impacts will 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
AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County of Riverside General Plan – Multipurpose Open Space Element, Figure OS-2 *Agricultural Resources*; County of Riverside GIS Database, Parcel Report; California Farmland Mapping and Monitoring Program: Important Farmland Finder web map.

Findings of Fact:

- a) According to the County of Riverside General Plan – Multipurpose Open Space Element Figure OS-2, and the California Farmland Mapping and Monitoring Program, the southern two-thirds of the Project Site is designated as "Farmland of Local Importance" which is not prime, unique or statewide important farmland. Due to the designation of Farmland of Local Importance, there will be no conversion of 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. The northern one-third of the Project Site which abuts Placentia Avenue, is designated "Other Lands" or "Undefined". there would be no impacts and no mitigation measures are required.
- b) The Project Site is vacant, zoned for Rural Community-Very Low-Density Residential uses. The parcel is not the subject of a Williamson Act contract. Pursuant to California Government Code section 51242, no jurisdiction may contract with respect to the Williamson Act unless the land is devoted to agricultural use and is located within an area designated by a city or county as an agricultural preserve. Also, the Riverside County Parcel Report identifies the Project parcels as "Not in an Agricultural Preserve". Therefore, no impacts associated with existing zoning for agricultural use, or a Williamson Act contract would occur, and no mitigation would be required.
- c) Properties within 300 feet of the Proposed Project to the west are zoned Rural Residential one-acre minimum lot size (R-R-1). Parcels adjacent to the north, and south are zoned Industrial Park (I-P), and the property to the east is zoned Manufacturing, Service Commercial (M-SC). No agricultural uses are present within 300 feet of the Project parcel. The parcel APN: 317-260-14 to the southwest is primarily zoned for agricultural uses (A-1 and A-1-1) but does not contain active agricultural operations. Ordinance No. 625 "Right-to-Farm" is designed to reduce the County's loss of its agricultural resources by limiting the

circumstances under which agricultural operations may be deemed to constitute a nuisance. Ordinance No. 625 provides that “no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it was not a nuisance at the time it began.” There are no active agricultural operations within 300 feet of the Project Site, therefore, Ordinance 625 is not applicable. The Proposed Project would not preclude or deter surrounding properties from conducting agricultural operations as allowed by the zoning. Therefore, impacts will be less than significant, and no mitigation would be required.

- d) The Project Site is not currently undergoing farming or agricultural activities. The Project Site is currently zoned for Residential use. Of the two parcels that make up the site the larger of the larger, APN: 317-260-017 is vacant land, and the smaller APN: 317-260-018 is currently occupied with a residential structure and accessory structures which will be demolished, and the parcel incorporated into the design of the warehouse facility with the larger parcel. The proponent for the Project to construct a warehouse is requesting a Foundation Component Amendment, and Zone change to be consistent with the allowed land uses of Industrially zoned properties to the north and south and the manufacturing-commercially zoned property to the east of the subject parcel. Therefore, while the Project will involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, less than significant impacts are expected and no mitigation is recommended.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): County of Riverside General Plan - Multipurpose Open Space Element, Figure OS-3a *Forestry Resources Western Riverside County*; and Figure OS-3b.

Findings of Fact:

- a) The Project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104[g]) because the General Plan identifies that the site is not zoned

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or used for timber production. The site is not located within forest land. There would be no impacts.

- b) The Project would not result in the loss of forest land or conversion of forest land to non-forest use because there is no forest land on the property. There would be no impacts.
- c) The Project will not involve other changes in the existing environment that could result in conversion of forest land to non-forest use because there is no forest or forest lands on the property. There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan; Riverside County Climate Action Plan ("CAP"); SCAQMD CEQA Air Quality Handbook; *Thrifty Oil Warehouse Project, Air Quality Impact Analysis*, dated January 24, 2024, Urban Crossroads (Appendix A); *Thrifty Oil Warehouse Project Mobile Source Health Risk Assessment*, dated January 24, 2024, Urban Crossroads (Appendix A-1).

Findings of Fact:

- a) The Project Site is located within the South Coast Air Basin (SCAB), which is characterized by relatively historical poor air quality, which has improved over time. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the SCAG, county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plan (AQMP)s to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order 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. 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 (26). 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 for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the 1993 CEQA Handbook. These indicators are as follows:

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.

Construction Impacts

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized or regional significance thresholds were exceeded. As evaluated, the Project's localized and regional construction-source emissions would not exceed applicable regional significance threshold and LST thresholds. Therefore, a less than significant impact is anticipated. For analytical purposes, emissions associated with peak demolition, site preparation and grading activities are considered for purposes of LSTs since these phases represent the maximum localized emissions that would occur.

Operational Impacts – Consistency Criterion 1

For projects that exceed 5 acres, the 5-acre LST look-up tables can be used as a screening tool to determine whether pollutants require additional detailed analysis. This approach is conservative as it assumes that all on-site emissions associated with the Project would occur within a concentrated 5-acre area. As evaluated in the Air Quality Impact Analysis prepared by Urban Crossroads modeling based on these assumptions demonstrates that even within broad encompassing parameters, Project operational-source emissions would not exceed applicable LSTs. A less than significant impact is anticipated.

Consistency Criterion No. 2

The Project will not exceed the assumptions in the AQMP based on the years of Project buildout phase.

The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the County of Riverside General Plan is considered to be consistent with the AQMP.

Construction Impacts

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities. As such, when considering that no emissions thresholds will be exceeded, a less than significant impact would result.

Operational Impacts

The Project Site is located within an unincorporated portion of the County of Riverside. As per the General Plan, the unincorporated portions of the County are divided into 19 area plans. These area plans provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space, and other topical areas. Per the General Plan, the Project Site is located within the Mead Valley Area Plan with a Rural Community-Very Low Density Residential (RC-VLDR) General Plan land use. Through a Foundation Plan Amendment, the proposed Business Park (BP) land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses.

The Project Site is currently zoned Rural Residential one-acre minimum lot size (R-R-I). The proposed Industrial Park (I-P) zoning designation will be consistent with the parcels north and south of the subject parcel. As described by the County's Municipal Code Section 17.96.010, the I-P zone allows a variety of uses that include: industrial and manufacturing uses, service and commercial uses, office uses, transportation related industries, engineering, and scientific uses, warehousing and distribution, and other similar uses. The Proposed Project is the development of a 186,695 SF warehouse building. Therefore, the Proposed Project's uses will be consistent with the site's surrounding land use and zoning designations.

The Project would not result in or cause NAAQS or CAAQS violations. Additionally, the proposed Project is consistent with the land use and growth intensities reflected in the adopted General Plan. Furthermore, the Project would not exceed any applicable regional or local thresholds. As such, the Project is therefore considered to be consistent with the AQMP.

- b) The analyses provided below is based on the January 2024 reports prepared by Urban Crossroads and the January 2024, California Emissions Estimator Model (CalEEMod) version 2022 CalEEMod was utilized to estimate the on-site and off-site construction emissions. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Construction was modeled as beginning in late 2024 and being completed in early 2026. The resulting emissions generated by construction of the Proposed Project is shown in Table 1, which represent summer and winter construction emissions.

Table 1
Estimated Project Construction Emissions

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2025	0.96	11.11	22.63	0.03	1.35	0.42
Winter						
2025	0.96	41.90	31.03	0.21	10.14	3.56
2026	47.03	19.09	34.63	0.05	1.88	0.63
Maximum Daily Emissions	47.03	41.09	34.63	0.21	10.14	3.56
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational Emissions

Operational activities associated with the Project would result in emissions of VOCs, NO_x, SO₂, CO, PM₁₀ and PM_{2.5}. Operational emissions are expected from the following primary sources: Area Source Emissions, Energy Source Emissions, Mobile Source Emissions, On-Site Cargo Handling Equipment Emissions, and Stationary Source Emissions. Estimated operational emissions from the Proposed Project are provided in Table 2. As shown, the impacts would be less than significant.

Table 2
Estimated Peak Operational Emissions

Source	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Mobile Source	1.05	10.00	13.30	0.11	5.45	1.54
Area Source	5.80	0.07	8.08	0.00	0.01	0.01
Stationary Source	0.98	2.75	2.51	0.00	0.14	0.14
Project Maximum Daily Emissions	7.83	12.82	23.89	0.11	5.60	1.96
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Winter						
Mobile Source	1.01	10.50	11.40	0.11	5.45	1.54
Area Source	4.47	0.00	0.00	0.00	0.00	0.00
Stationary Source	.098	2.75	2.51	0.00	0.14	0.14

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project Maximum Daily Emissions	6.46	13.25	13.91	0.11	5.59	1.68
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

c) Localized air quality impacts were evaluated at sensitive receptor land uses nearest the Project Site. All distances are measured from the Project site boundary to the 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).

- R1: Location R1 represents the existing residence at 20601 Tobacco Road, approximately 165 feet southwest of the Project Site. Since there are no private outdoor living areas (backyards) facing the Project Site, receptor R1 is placed at the building façade.
- R2: Location R2 represents the existing residence at 23551 Placentia Avenue, approximately 90 feet west 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.
- R3: Location R3 represents the Barker Logistics facility located approximately 155 feet north of the Project Site.
- R4: Location R4 represents the FedEx Freight transportation service center located at 20388 Harvill Avenue, approximately 985 feet northeast of the Project Site.
- R5: Location R5 represents the Crafttech Metal Forming, Inc. metal fabricator facility located at 24100-B Water Street, approximately 1,465 feet east of the Project Site.
- R6: Location R6 represents the Star Milling Co. feeding manufacturer building located at 23901 Water Street, approximately 1,253 feet southeast of the Project Site.
- R7: Location R7 represents the existing residence at 20800 Tobacco Road, approximately 1,031 feet south of the Project Site. Since there are no private outdoor living areas (backyards) facing the Project Site, receptor R7 is placed at the building façade.
- R8: Location R8 represents Val Verde Elementary School, located approximately 3,709 feet southeast of the Project Site.

The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project's potential to cause an individual a cumulatively significant impact. The nearest land use (where an individual could remain for 24 hours) to the Project Site was considered in the project design and has been used to determine localized construction and operational air quality impacts for emissions of PM₁₀ and PM_{2.5} (since PM₁₀ and PM_{2.5} thresholds are based on a 24-hour averaging time). The nearest receptor used for evaluation of localized impacts of PM₁₀ and PM_{2.5} is the existing residence at 23551 Placentia Avenue, represented by R2, approximately 90 feet (27 meters) west of the Project Site.

Consistent with *LST Methodology*, the nearest commercial/industrial use to the Project Site is used to determine construction and operational LST air impacts for emissions of NO_x and CO as the averaging periods for these pollutants are shorter (8 hours or less)

and it is reasonable to assumed that an individual could be present at these sites for periods of one to 8 hours. It should be noted that the existing residence R2 is located at a closer distance than the nearest industrial/commercial use. As such, the same receptor will be used for evaluation of localized NO_x and CO. Refer to Table 3 and Table 4 for Localized Significance Summary of Construction and Operational conditions, respectively. As shown, the impacts are less than significant.

Table 3
Localized Significance Summary of Construction

Construction Activity	Year	Emissions (lbs/day)			
		NO _x	CO	PM ₁₀	PM _{2.5}
Demolition	Maximum Daily Emissions	10.72	18.36	0.26	0.18
	SCAQMD Localized Threshold	120	625	5	3
	Threshold Exceeded?	NO	NO	NO	NO
Site Preparation	Maximum Daily Emissions	15.69	29.96	5.77	2.79
	SCAQMD Localized Threshold	222	1,269	12	6
	Threshold Exceeded?	NO	NO	NO	NO
Grading	Maximum Daily Emissions	10.73	19.03	2.38	1.02
	SCAQMD Localized Threshold	189	1,032	9	5
	Threshold Exceeded?	NO	NO	NO	NO

Table 4
Localized Significance Summary of Operations

Scenario	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	4.20	12.88	0.28	0.19
SCAQMD Localized Threshold	273	1,635	4	2
Threshold Exceeded?	NO	NO	NO	NO

Diesel Mobile Source Health Risk Analysis.

A Health Risk Assessment (HRA) included as Appendix A-1, was prepared to evaluate the potential health risk impacts to sensitive receptors (which are residents) and adjacent workers associated with the development of the Project, more specifically, health risk impacts as a result of exposure to Toxic Air Contaminants (TACs) including diesel particulate matter (DPM) as a result of heavy-duty diesel trucks accessing the site.

The HRA is based on applicable guidelines to produce conservative estimates of human health risk posed by exposure to DPM. The conservative nature of this analysis is due primarily to the following factors:

- The ARB-adopted diesel exhaust Unit Risk Factor (URF) of 300 in one million per µg/m³ is based upon the upper 95 percentile of estimated risk for each of the epidemiological studies utilized to develop the URF. Using the 95th percentile URF represents a very conservative (health-protective) risk posed by DPM because it represents breathing rates that are high for the human body (95% higher than the average population).
- The emissions derived assume that every truck accessing the Project Site will idle for 15 minutes under the unmitigated scenario, and this is an overestimation of actual idling times and thus conservative.² The California Air Resources Board (CARB's) anti-idling requirements impose a 5-minute maximum idling time and therefore the analysis conservatively overestimates DPM emissions from idling by a factor of 3.

Residential Exposure Scenario: The residential land use with the greatest potential exposure to Project operational-source DPM emissions is Location R2 which is located approximately 90 feet west of the Project Site at an existing residence located at 23551 Placentia Avenue. Since there are no private outdoor living areas (backyards) facing the Project Site, R2 is placed at the building façade. At the MEIR, the maximum incremental cancer risk attributable to Project operational-source DPM emissions is estimated at 1.18 in one million, which is less than the SCAQMD 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 R2 is not the nearest receptor to the Project Site, it is the location that would experience the highest concentrations of DPM during project operation due to meteorological conditions (wind speed and direction) in the vicinity of the Project Site. All other receptors would experience lower concentrations of DPM and thus less risk during operation of the proposed Project than the MEIR identified herein. As such, the Project will not cause a significant human health or cancer risk to adjacent land uses as a result of Project operational activity. All other receptors would experience less risk than what is identified for this location.

Worker Exposure Scenario: The worker receptor land use with the greatest potential exposure to Project operational -source DPM emissions is Location R3, which represents the potential worker receptor located approximately 155 feet north of the Project Site. At the maximally exposed individual worker (MEIW), the maximum incremental cancer risk impact is 0.23 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. Location R3 is the worker receptor that would experience the highest concentrations of DPM during Project operation due to meteorological conditions (wind speed and direction) in the vicinity of the Project Site. 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 will not cause a significant human health or cancer risk to nearby workers.

School Child Exposure Scenario: The nearest school is Val Verde Elementary School, located approximately 3,700 feet southeast of the Project Site and represented by Location R8. At the maximally exposed individual school child (MEISC), the maximum incremental

² Although the Project is required to comply with ARB's idling limit of 5 minutes, staff at SCAQMD recommends that the on-site idling emissions should be estimated for 15 minutes of truck idling (personal communication, in person, with Jillian Wong, December 22, 2016), which would take into account on-site idling which occurs while the trucks are waiting to pull up to the truck bays, idling at the bays, idling at check-in and check-out, etc.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cancer risk impact attributable to the Project is calculated to be 0.01 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 will not cause a significant human health or cancer risk to nearby school children.

- d) Construction of the Project has the potential to emit odors during the operation of heavy equipment and application of materials such as asphalt pavement. However, the objectionable odors that may be produced during the construction process are short-term in nature. Potential odor emissions from pavement emissions are expected to cease upon the drying or hardening of the pavement. Diesel exhaust and volatile organic compounds (VOCs) would be emitted by heavy equipment used during construction, which are objectionable to some; however, these emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside GIS Database; WRCMSHCP and/or CVMSHCP; On-site Inspection; *Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis for the Development of APNs: 317-260-017 and 018, Unincorporated Perris, Riverside County, California* Jennings Environmental, LLC, April 2024, updated November 2024 (Appendix B); *Burrowing Owl Western Riverside MSHCP Protocol Survey Report, Jennings Environmental*, June 16, 2024 (Appendix B-1)

Findings of Fact:

- a) The property is located in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mead Valley Plan Area. The Project was evaluated for consistency with MSHCP as follows:

Criteria Cell Location. The Project Site is within Subunit 1: Motte/Rimrock of the Mead Valley Area Plan and is also located within Criteria Cell 2529 which will contribute to the proposed noncontiguous Habitat Block 4. As stated in the MSHCP the conservation goals for Criterial Cell 2529 are:

- Criteria Cell 2529: Conservation within this Cell will contribute to assembly of Proposed Noncontiguous Habitat Block 4. Conservation within this Cell will focus on assembly of coastal sage scrub habitat. Areas conserved within this Cell will be connected to coastal sage scrub habitat proposed for conservation in Cell Group B to the west. Conservation within this Cell will range from 5%-15% of the Cell focusing in the western portion of the Cell.

A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) evaluation for the Proposed Project was prepared and submitted to Riverside County for review and processing. The Proposed Project is consistent with the MSHCP because there are sufficient lands within Criteria Cell 2529 to meet the conservation goals. Additionally, the main conservation goals of Criteria Cell 2529 are to conserve coastal sage scrub habitat, mostly within the western edge of the Cell. The Proposed Project is located in the center portion of the Cell and does not contain coastal sage scrub habitat. Therefore, this Project is consistent with Section 3.3.12 of the MSHCP.

6.1.2 - Riverine/Riparian Resources. The biological report included in Appendix B identified that the Project Site does not contain any drainage, riparian, or riverine features. In addition, none of the riparian/riverine bird species listed in Section 6.1.2 of the MSHCP were found within the Project area. Due to the lack of suitable riparian habitat on the Project Site, focused surveys for riparian/riverine bird species listed in Section 6.1.2 of the MSHCP are not warranted and were not conducted.

Additionally, none of the conditions associated with vernal pools (i.e., depressions, ponded water, hydric soils, etc.) were observed on site. No features are present that would support fairy shrimp. There are no other sources of standing water, such as cattle ponds or watering holes, or evidence of such ponding, which would provide suitable habitat for the Riverside fairy shrimp, vernal pool fairy shrimp or Santa Rosa fairy shrimp. Therefore, the Project is consistent with MSCHP policies and conditions.

6.1.4 - Urban/Wildland Interface. The site is not immediately adjacent to wildlands and open space areas and has been subject to human use. It is close to the Motte Rimrock Reserve that forms part of the conservation lands under the MSHCP. The project design is conceptual and may change in certain aspects. The potential indirect impacts may include noise, lighting, dust, invasive plants, and toxic materials such as herbicides and pesticides used in landscaping and maintenance. Because the project is both downhill and downwind from the conserved areas, including Motte Rimrock Reserve, vehicular residues such as non-hazardous oils and fuels used during project operations are not expected to impact the areas identified for conservation. Project lighting is anticipated to be shielded and not rich in blue light to not affect wildlife. This on-site lighting plan requires the identification of the type, intensity, and location of each Proposed on-site lighting source. The Riverside County Building and Safety will require review of the lighting plans to ensure that the Proposed on-site lighting sources would meet County lighting standards. Operational noise was evaluated in (results in Appendix I) shows that the nearest receiver locations will satisfy the reasonable daytime 80 dBA L_{eq} significance threshold during Project construction and both project-related noise and vibration levels are considered less than significant at all receiver locations. The project will be conditioned to meet all applicable County noise policies. Overall, the analyses provided found the Project consistent with MSHCP Section 6.1.4.

6.3.2 - Additional Surveys. Based on the 2023/2024 field surveys, the site does contain suitable habitat for BUOW, although the property is continually maintained. No burrowing owls were observed during the site visit. No portion of the Project Site showed any evidence of past or present BUOW activity. No feathers, whitewash, or castings were found. The site does contain suitable burrow surrogate species California ground squirrel (*Otospermophilus beecheyi*) present on-site. Non-Breeding season surveys were conducted as per the MSHCP Survey Protocol for this species. The result of the surveys was that no burrowing owls or evidence of recent or historic use by burrowing owls were observed on the Project Site (Appendix B-1).

As a result, burrowing owls are presumed absent from the Project Site. However, because there is suitable habitat on site Mitigation Measure **BIO-1** to conduct a pre-construction survey for burrowing owl is required to ensure potential impacts to burrowing owls and their burrows would be avoided during construction. The mitigation measure also identifies that relocation may occur under certain conditions to avoid impacts during construction. Refer to "Mitigation" at the end of this section for details. Impacts would be less than significant with the incorporated mitigation.

- b) A literature review Based on the literature review and personal observations made in the Project Site and immediate vicinity, no State and/or federally listed threatened or endangered species are documented/or expected to occur within the Project Site. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed on-site or documented/expected to occur on-site. No other sensitive species were observed within the project area or buffer area. Based on the assessment, there would be no impact, 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). Impacts would be less than significant.
- c) The Project Site contains suitable habitat for BUOW, identified by the CDFW as a Species of Special concern (and as of 2024, listed as a candidate species for potential listing as a

protected species). Mitigation Measure **BIO-1** would be implemented and is designed to avoid and minimize potential impacts to burrowing owls.

Portions of the Project Site and the immediate surrounding area provide suitable habitats for nesting birds. There are mature trees and shrubs within and adjacent to the site that provide bird nesting habitat. As such the Project Site is subject to the following nesting bird regulations. Nesting birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (as amended). The Act prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service. The U.S. Fish and Wildlife Service (USFWS), in coordination with the CDFW administers the MBTA. CDFW's authoritative nexus to MBTA is provided in FGC Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State.

To ensure potential impacts to nesting birds are avoided or minimized during construction of the remaining Project Site, Mitigation Measure **BIO-2** to conduct a pre-construction survey for nesting birds and establishment of no-work buffers during construction is required to ensure birds and their nests are not disturbed during construction. This measure will ensure that nests are suitably avoided and evaluated to ensure no impacts to nesting birds occur during construction. Refer to "Mitigation" at the end of this section for details. Impacts would be less than significant with the incorporated mitigation.

- d) There are no native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery sites on the Project Site according to surveys conducted (Appendix B). According to the California Essential Habitat Connectivity Project, the Project Site is not mapped within an area for wildlife movement. Therefore, the proposed Project will not have an impact on any current wildlife corridors. The Proposed Project will be confined to existing areas that have been heavily disturbed or developed, are isolated from regional wildlife corridors and linkages, and there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the improvement areas to a recognized wildlife corridor or linkage. No construction or construction staging, or operations would occur in the Conservation area along the eastern portion of the Project Site. Impacts would be less than significant.
- e) Pursuant to Section 6.1.2 of the MSHCP, Riparian/Riverine areas are lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from nearby freshwater sources, or areas with freshwater flow during all or a portion of the year.

The Project Site does not contain any areas that meet the definition of Riparian/Riverine. Although the Project Site does contain a small portion of Tamarix spp. Shrubland Alliance, the entire Project Site does not contain hydric soils or the necessary hydrology to create a riparian/riverine system. None of the soils on-site are listed as hydric and there was no evidence of ponding. The texture of the soils on site are sandy in nature and do not retain water. Additionally, the Project Site lacks the necessary hydrology as there are no drainages or streams that traverse the area. Any rainfall that occurs within the site will be absorbed into the ground and funneled to Lake Elsinore. No impacts would occur because no riparian habitat or other sensitive community occurs on the Project Site.

- f) Pursuant to Section 6.1.2 of the MSHCP, Vernal Pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season.

The Project Site does not contain the appropriate soils, vegetation, or hydrology to allow for vernal pools. There was no evidence such as mud cracks, fine-soil deposition, water-stain rings or other characteristics of water ponding for a sufficient period of time to allow for the development of vernal pools. As such, there would be no impacts.

- g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' Kangaroo Rat (SKR) Impact Fee Area. There are no oak trees on the Project Site, therefore, this guideline is not applicable.

The Project Site is located within the Mitigation Fee Area of the SKR Habitat Conservation Plan. Therefore, the Applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the Project Site. Impacts would be less than significant.

Mitigation: The following mitigation measures are required:

BIO-1 A Pre-Construction Burrowing Owl Survey shall be conducted by a qualified biologist no more than 30-days prior to any ground disturbance activities. Surveys shall be completed following the recommendations and guidelines provided within the Burrowing Owl Survey Instructions for the Western Riverside MSHCP (RCA, 2006). Surveys should be conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl signs. Surveys will not be accepted if they are conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. Surveys should be conducted in the morning one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset. Count and map all burrowing owl sightings, occupied burrows, and burrows with owl sign. Record the location of all owls including numbers of pairs and juveniles and any behavior such as courtship and mating. Map the extent of all suitable habitat. It should be noted that owl signs may not be detectable if surveys are conducted within 5 days following rain.

BIO-2 Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season as established by CDFW, a qualified Avian Biologist shall conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set no-work buffers around the nest which will be based upon the nesting species (e.g. 300 feet for songbirds and 500 feet for raptors), its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

Monitoring: A qualified Avian Biologist shall conduct the pre-construction surveys in coordination with the County Biologist as identified in the mitigation measures.

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

Source(s): On-site Inspection; *Phase I Cultural Resources Study for the Thrifty Oil Warehouse Project* BFSA Environmental Services, A Perennial Company, January 5, 2024, Revised January 16, 2024 (Appendix C).

Findings of Fact:

- a) The records search results and a review of historic maps and aerial photographs show that the property contained structures as early as 1938 and historically was utilized for agriculture. Structures were added to the property throughout the twentieth century. However, all but three structures, which were added after 1977, have been removed from the project. During the survey, impacts associated with past clearing and agricultural use were observed. Further, modern trash was noted throughout the property. No cultural resources were identified during the survey.

The Phase 1 Cultural assessment report prepared for the Project (Appendix C) identified that there are no historic sites on the Project Site. At the time of the Phase 1 cultural resources assessment on December 6, 2023, a modular building, trailer and storage unit existed on site (APN: 317-260-018), none of which are considered historic resources. All three structures will be removed as part of the warehouse proposal. However, given the past impacts to the property, as well as the frequency of resources within one mile, the obstructed ground visibility during the survey, and the noted historic occupation of the property, there remains the potential for the inadvertent discovery of archaeological resources during grading. In the event that inadvertent cultural or historic discoveries are made implementation of conditions of approval for the Project imposed by the County of Riverside will reduce impacts to less than significant.

- b) The Phase 1 Cultural Study prepared for the Project (Appendix C) identified that there are no historical resources pursuant to California Code of Regulations, Section 15064.5 on the Project Site. However, the property is located in proximity to multiple prehistoric and historic resources and has been impacted by agricultural use, partial development, and clearing. These impacts typically remove evidence of surface scatters of cultural artifacts. Therefore, given the past impacts to the property coupled with the frequency of resources within the one mile, the obstructed ground visibility during the survey, and the noted historic occupation of the property, there still remains potential for the inadvertent discovery of archaeological resources during grading. As such, a cultural resources Mitigation Monitoring and Reporting Program (MMRP) is recommended as a condition of approval for this property, which should include the monitoring of all ground-disturbing activities within the property by a qualified archaeologist.

Mitigation: None recommended: See Section X for Conditions of Approval.

Monitoring: See monitoring recommendations in Conditions of Approval in Section X.

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

Source(s): On-Site Inspection; *Phase I Cultural Resources Study for the Thrifty Oil Warehouse Project*, BFGA Environmental Services, a Perennial Company, January 5, 2024, Revised January 16, 2024; (Appendix C).

- a) The Phase 1 Cultural Resources Study prepared for the Project (Appendix C) identified that there were no archaeological or resources discovered on the Project Site. During the survey, impacts associated with past agricultural use were observed. Further, modern trash was noted throughout the property. A residence, a prefabricated manufactured home, and a corrugated metal ancillary structure were located within the northeastern corner of the property at APN 317-260-018. none of which are archaeologically significant.

Given the past impacts to the property, as well as the frequency of resources within one mile, the obstructed ground visibility during the survey, and the noted historic occupation of the property, there still remains the potential for the inadvertent discovery of archaeological resources located during grading. Therefore, it is recommended that all earthwork required for development be monitored by a qualified archaeologist. Adherence to the conditions of approval for the Project imposed by the County of Riverside will reduce impacts to less than significant.

- b) A review was conducted of historic maps and aerial photographs. The results show that the property contained structures as early as 1938 and historically was utilized for agriculture. Structures were added to the property throughout the twentieth century. However, all but three structures, which were added after 1977, have been removed from the Project site. Ground visibility during the survey was characterized as fair, due to areas of dense, non-native vegetation. During the survey, impacts associated with past clearing and agricultural use were observed. Further, modern trash was noted throughout the property. No cultural resources were identified during the survey and no further archaeological studies are necessary as part of the CEQA review process. However, in the event that any historic or prehistoric cultural or archaeological resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be consulted to determine if further mitigation measures are warranted. If adhered to, conditions of approval for the Project imposed by the County of Riverside will reduce impacts to less than significant.
- c) There are no known cemeteries on the Project Site. State Health and Safety Code Section 7050.5 states in the event human remains are discovered during construction, the County Coroner must be notified of the find immediately. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The Project Applicant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is required to comply with all State, federal and local laws with respect to Project implementation and therefore will comply with this requirement. Nonetheless, conditions of approval for the Project imposed by the County of Riverside will reduce impacts to less than significant.

Mitigation: There None recommended: See Conditions of Approval in Section X.

Monitoring: Prior to the issuance of grading permits, the Project Archaeologist shall submit a Cultural Resource Monitoring Plan to the County Archaeologist, who upon approval of the plan will clear the condition. Monitoring shall be conducted by a qualified archaeologist. See Section X. Conditions of Approval.

ENERGY Would the project:

10. Energy Impacts

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

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

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Source(s): County of Riverside General Plan; Riverside County Climate Action Plan ("CAP"); *Thrifty Oil Warehouse Project Energy Analysis*, Urban Crossroads January 24, 2024 (Appendix D); *Thrifty Oil Warehouse Project Greenhouse Gas Analysis*, Urban Crossroads January 24, 2024 (Appendix F)

Findings of Fact:

- a) The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Project energy demand is as follows:

Construction

Based on CalEEMod estimations within the modeling output files used to estimate GHG emissions associated with future development projects, construction-related vehicle trips would result in approximately 577,480 VMT and consume an estimated 45,907 gallons of gasoline and diesel combined during future development projects construction phases. Limitations on idling vehicles and equipment and requirements that equipment be properly maintained would result in fuel savings. California Code of Regulations, Title 13, Sections 2449 and 2485, limit idling from both on-road and off-road diesel- powered equipment and are enforced by the ARB. Additionally, given the cost of fuel, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction.

Due to the temporary nature of construction and the financial incentives for developers and contractors to use energy-consuming resources in an efficient manner, the construction phase of the proposed project would not result in wasteful, inefficient, and unnecessary consumption of energy. Therefore, the construction-related impacts related to electricity and fuel consumption would be less than significant.

Operation

Electricity and Natural Gas

Operation of the proposed project would consume energy as part of building operations and transportation activities. Building operations would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, refrigeration, lighting, and electronics. Based on client provided energy use estimations, operations for the Project would result in approximately 724,868 kWh of electricity. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Fuel

Operational energy would also be consumed during vehicle trips associated with future development projects envisioned under the proposed project. Fuel consumption would be primarily related to vehicle use by residents, visitors, and employees associated with future development projects. Based on CalEEMod energy use estimations, project-related vehicle trips would result in approximately 1.80 million VMT and consume an estimated 151,903 gallons of gasoline and diesel combined, annually. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) A significant impact would occur if the proposed Project would conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Construction

The proposed project would result in energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for temporary buildings, lighting, and other sources. California Code of Regulations Title 13, Sections 2449 and 2485, limit idling from both on- road and off-road diesel-powered equipment and are enforced by the ARB. The proposed project would comply with these regulations. There are no policies at the local level applicable to energy conservation specific to the construction phase. Thus, it is anticipated that construction of the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. Therefore, construction-related energy efficiency and renewable energy standards consistency impacts would be less than significant.

Operation

California's Renewable Portfolio Standard (RPS) establishes a goal of renewable energy for local providers to be 44 percent by 2040. Similarly, the State is promoting renewable energy targets to meet the 2022 Scoping Plan greenhouse gas emissions reductions. As discussed in Section 5.1, of the Energy Analysis prepared by Urban Crossroads, the Project would result in approximately 724,868 kWh of electricity.

Future development projects would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the California Title 24 energy efficiency standards. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of lighting that can be used in a building based on its square footage. Title 24 standards are widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with the aforementioned mandatory measures would ensure that future development projects would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing energy use or increasing the use of renewable energy. Therefore, operational energy efficiency and renewable energy standards consistency impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

Source(s): County of Riverside General Plan – Mead Valley Area Plan (MVAP), Figure 14: *Seismic Hazards*; County of Riverside GIS Database; California Department of Conservation; *Geotechnical Engineering Exploration and Analysis Proposed Commercial Building 23641 Placentia Avenue Perris, CA*, February 8, 2024, Geo Environmental Resources, Inc. (Appendix E).

Findings of Fact:

- a) The Project Site is located in Southern California, a seismically active area and susceptible to the effects of seismic activity include rupture of earthquake faults. According to the geotechnical analysis, based on research of available literature and results of site reconnaissance, no known active or potentially active faults underlie the subject site. In addition, the subject site is not located within any Alquist-Priolo Earthquake Fault Zone. Based on these considerations, the potential for surface ground rupture at the subject site is considered moderate (see Appendix E). Also, the MVAP, Figure 14 *Seismic Hazards*, identifies the Project area as “Low” impact in regard to seismic activity. The closest known active earthquake fault with a documented location is the Casa Loma Fault Zone located approximately 13 miles to the east. Due to the distance of the Project Site from the closest fault zone, there is a less than significant potential for the Project to be subject to rupture of a known earthquake fault. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): County of Riverside General Plan - Safety Element (adopted September 28, 2021), Figure 2 *Liquefaction Zones*; Report by Geo Environmental Resources, Inc titled, *Geotechnical Engineering Exploration and Analysis Proposed Commercial Building 23641 Placentia Avenue Perris, CA*, February 8, 2024, Geo Environmental Resources, Inc. (Appendix E).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The primary factors which influence the potential for liquefaction include groundwater table elevation, soil type and grain size characteristics, and 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 according to the geotechnical analysis. (Appendix E). However, based on the review of "CGS Seismic Zonation Program" as well as the Geologic Map of Perris Quadrangle by Thomas W. Dibblee, Jr., 2005, the subject property is not located within "Liquefiable" area. In addition, review of the Susceptibility map of Riverside County revealed that the subject property is within an area with low liquefaction susceptibility.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source(s): County of Riverside General Plan – Safety Element (adopted September 28, 2021), Figure 1 *Fault Lines*; County of Riverside GIS Database; California Department of Conservation; *Geotechnical Engineering Exploration and Analysis Proposed Commercial Building 23641 Placentia Avenue Perris, CA*, February 8, 2024, Geo Environmental Resources, Inc. (Appendix E).

Findings of Fact:

- a) The Project Site is located in Southern California, a seismically active area and susceptible to the effects of seismic activity include rupture of earthquake faults. The closest known active earthquake fault with a documented location is the Casa Loma Fault Zone located approximately 13 miles to the east. However, the Proposed Project would be designed in accordance with the most current California building codes that are designed to reduce structural impacts from earthquakes. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC (California Building standards Commission) measures are incorporated. Compliance with the CBC as included as a condition of approval and verified by the County's review process would ensure that impacts related to strong seismic ground shaking are less than significant.

According to the geotechnical analysis the construction of the proposed commercial building is considered feasible from a geotechnical engineering standpoint provided the advice and recommendations presented are followed and implemented during construction. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required:

Monitoring: No monitoring is required.

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?

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Source(s): On-site Inspection, County of Riverside General Plan - Safety Element (adopted September 28, 2021), Figure 3 *Landslide Risk*; Geo Environmental Resources, Inc., *Geotechnical Engineering Exploration and Analysis Proposed Commercial Building 23641 Placentia Avenue Perris, CA*, February 8, 2024, Geo Environmental Resources, Inc. (Appendix E).

Findings of Fact:

- a) *Landslides, Rockfall Hazards.* Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The Project Site and adjacent parcels are relatively flat with elevations that range from approximately 1,567 to 1,532 feet above mean sea level, and there are no hills or steep slopes on the Project Site or in the vicinity. The MVAP Figure 15 *Steep Slopes* also identifies there are no steep slopes in the Project area. The Proposed Project would not construct manufactured slopes. Because the Project Site and vicinity are relatively flat, impacts related to landslides or rock falls would not occur from implementation of the Proposed Project.

Lateral Spreading. Lateral spreading is a type of liquefaction hazard associated with ground failure and/or lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). No groundwater was encountered during the Geotechnical Analysis of the Project Site (Appendix E). The analysis also found that the potential for liquefaction at the Project Site to be very low due to the dense and very dense subsurface soils. Therefore, the Geotechnical Analysis determined that the Project Site is not susceptible to liquefaction (Appendix E). As such, the Proposed Project is not subject to lateral spreading.

In addition, the Geotechnical Investigation describes that on-site soils have an expected settlement of 1-inch and differential settlement potential of less than 3/4-inch. However, excavation and recompaction of the artificial fill soils in compliance with the CBC as required through the County's permitting process would ensure that settlement related impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?

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Source(s): On-site Inspection, County of Riverside General Plan – Safety Element (adopted September 28, 2021), Figure S-7 *Documented Subsidence Areas*; County of Riverside GIS Database; *Geotechnical Engineering Exploration and Analysis Proposed Commercial Building 23641 Placentia Avenue Perris, CA*, February 8, 2024, Geo Environmental Resources, Inc. (Appendix E).

Findings of Fact:

- a) The Project Site is within an area mapped by the Riverside County General Plan that is susceptible to subsidence. Project construction will occur in the flatter portions of the site, which consist of natural alluvial terrace deposits from the ground surface to the depth explored of 29 feet below ground surface, according to the geotechnical report prepared for the Project (Appendix E). Ground water was not encountered during the sub surface exploration for geotechnical analysis. However, it is not uncommon for groundwater or seepage conditions to develop where none previously existed. Groundwater elevations are dependent on seasonal precipitation, irrigation, land use, among other factors, and vary as a result. Based on review of some of the nearest well(s) to the subject property the approximate depth of ground water is between 75-to-85 feet below Ground Surface Elevation. Groundwater is therefore not expected to be a significant constraint during the construction because no excavation is anticipated to occur below 8 feet. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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Source(s): *Geotechnical Engineering Exploration and Analysis Proposed Commercial Building 23641 Placentia Avenue Perris, CA*, February 8, 2024, Geo Environmental Resources, Inc. (Appendix E).

Findings of Fact:

- a) The Project Site is not located near steep hillsides subject to mudflow or volcanoes (Riverside County General Plan, *Safety Element*). With respect to seiches, the nearest body of water to the Project Site is Lake Perris, located approximately 4 miles to the northeast (Google Earth Pro, 2022). A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Due to the distance of the closest water body an impact related to seiche would not occur. Therefore, there is no potential for the Proposed Project to be subject to hazards associated with seiches, mudflows, and/or volcanic hazards. 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
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps; *Geotechnical Engineering Exploration and Analysis Proposed Commercial Building 23641 Placentia Avenue Perris, CA*, February 8, 2024, Geo Environmental Resources, Inc. (Appendix E).

Findings of Fact:

- a) As described previously, the Project Site and the adjacent parcels are relatively flat, with elevations that range from approximately 1,557 in the southwest corner of the site to 1,530 feet above mean sea level, sloping in a northeasterly gradient (Appendix E). The site does not contain steep slopes and is not adjacent to any steep slopes. These areas would be backfilled with recompact on site soils and imported soils to be used for recompaction on the site. Thus, the Project would not change topography or ground surface relief features, and no impacts would occur.
- b) No cut or fill slopes greater than 2:1 or higher than 10 feet are Proposed as part of the Proposed Project grading. There would be no impacts.
- c) Subsurface sewage disposal systems are not Proposed as part of the Project. The installation and grading of the Project Site would be completed pursuant to the County's and EMWD's required specifications for sewer installation for positive gravity flow. Therefore, there would be no grading that affects or negates subsurface sewage disposal systems. There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Survey; On-site Inspection; *Geotechnical Engineering Exploration and Analysis Proposed Commercial Building 23641 Placentia Avenue Perris, CA*, February 8, 2024, Geo Environmental Resources, Inc. (Appendix E).

Findings of Fact:

- a) Construction activities associated with the Proposed Project's construction over the approximately 8.68 net acre site would involve earth movement and the exposure of soil which has the potential to contribute to soil erosion and the loss of topsoil. However, the

Project would also be required to adhere to standard regulatory requirements designed to reduce erosional impacts, including, but not limited to, requirements imposed by the State Water Resources Control Board Construction General Permit Order 2009-0009-DWQ which requires projects that disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). The Proposed Project is anticipated to disturb more than one acre, and therefore, would be subject to preparation of a SWPPP. The SWPPP would include BMPs to be implemented during and after Project construction to minimize erosion and sedimentation of downstream watercourses. Impacts would be less than significant.

The Proposed Project includes installation of landscape and hardscape features adjacent to the Proposed buildings and throughout the Proposed parking areas. Upon operations, the landscape and hardscape features would eliminate areas of loose topsoil that could erode by wind or water. In addition, as described in Section 23, Hydrology and Water Quality, the hydrologic features of the Proposed Project have been designed to slow, filter, and retain stormwater within landscaping and direct stormwater to underground chambers, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant.

- b) The geotechnical analysis prepared for the Project (Appendix E) identified that the near-surface material are low expansive with an expansion potential, as defined in Section 1803.5.3 of the California Building Code (2022). The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC (California Building standards Commission) measures are incorporated. Compliance with the CBC as included as a condition of approval and verified by the County's review process would ensure that impacts related to expansive soils are less than significant.
- c) The Project does not propose to install any septic tanks or alternative wastewater disposal systems. There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): County of Riverside General Plan - Safety Element (adopted September 28, 2021) Figure S-8 *Wind Erosion Susceptibility Areas*; GIS database, Ord. No. 460, Article XV & Ord. No. 484.

Findings of Fact:

- a) Figure S-8 of the Riverside County General Plan Safety Element adopted August 6, 2019 identified that the Project Site is located within an area of Moderate Wind Erodibility rating. The General Plan Safety Element did not evaluate wind erosion and blow sand as an independent risk category but did evaluate the potential effects of “severe weather” due to climate change. “Severe weather” was defined as localized storms that bring heavy rain, hail, lightning, and strong winds. Severe weather is usually caused by intense storm systems, although types of strong winds can occur without a storm. The Safety Element includes a Vulnerability Assessment that identified “industrial buildings” to have a “moderate vulnerability” to severe weather. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC (California Building standards Commission) measures, including wind loading, are incorporated. Compliance with the CBC included as a condition of approval and verified by the County’s review process would ensure that impacts related to severe weather including wind erosion and blowsand are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan; Riverside County Climate Action Plan (“CAP”); *Thrifty Oil Warehouse Project, Greenhouse Gas Analysis*, Urban Crossroads January 24, 2024 (Appendix F)

Findings of Fact:

- a) Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHG). These gases are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the earth’s average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the earth’s atmosphere is considered to be the cause for the observed increase in the earth’s temperature.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Currently neither the CEQA statutes, OPR guidelines, nor the draft Proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency.

The purpose of the Riverside County's Climate Action Plan (CAP) is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County. To address the state's requirement to reduce GHG emissions, the County prepared its CAP with the goal of reducing GHG emissions within the County by 49% below "existing" 2008 levels by the year 2030 and 83% below the 2008 baseline levels by 2050. The County's GHG reduction targets are consistent with the AB 32, SB 32, and EO S-3-05, and ensure that the County is providing GHG reductions locally that will complement the State and international efforts of stabilizing climate change.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e/yr is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e/yr will be required to quantify and disclose the anticipated GHG emissions then either 1) demonstrates GHG emissions at project buildout year levels of efficiency and includes project design features and/or MMs to reduce GHG emissions or 2) garner 100 points through the Screening Tables.

Based on the CalEEMod version 2022 output as shown in Table 5, the Project will result in approximately 1,827.49 MTCO₂e/yr and would not exceed the County's screening threshold of 3,000 MTCO₂e/yr. Thus, the Project would not have the potential to result in a cumulatively considerable impact with respect to GHG emissions and Project GHG emissions would have a less than significant impact.

Table 5
Project GHG Emissions

Emission Source	Emissions (MT/yr)				
	CO ₂	CH ₄	N ₂ O	Refrigerants	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	27.09	8.77E-04	1.93E-03	0.02	27.71
Mobile Source	1,427.00	0.03	0.18	1.83	1,483.00
Area Source	3.77	0.00	0.00	0.00	3.78
Energy Source	141.00	0.01	0.00	0.00	142.00
Water Usage	60.30	1.40	0.03	0.00	105.00
Waste	15.60	1.56	0.00	0.00	54.50
Stationary Source	11.40	0.00	0.00	0.00	11.50
Total CO₂e (All Sources)	1,827.49				

Source: CalEEMod v2022.1 Output

- b) The applicable plan for the Proposed Project is the County of Riverside Climate Action Plan (adopted November 2019) which assists the County in conforming to the GHG emissions reductions as mandated under AB 32. As noted in the CAP Update (2019), policies to reduce GHG emissions often overlap with policies addressing energy conservation, reduced automobile use, water conservation, and many other issues. In addition to policies

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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specifically targeting GHG emissions, Riverside County has many General Plan policies that help reduce GHG emissions while targeting other policies applicable to Riverside County. The Project is consistent with the CAP as it will implement many of the policies that reduce GHG emissions (see Appendix F). And, as discussed, the Project will result in approximately 1,827.49 MTCO₂e/yr which is below the County's screening threshold of 3,000 MTCO₂e/yr.

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. The Project would satisfy the energy efficiency requirement per the County's CAP, including mandatory compliance with the requirements of Title 24 and the California Green Building Standards Code. Thus, project-related emissions would not require additional analysis. Overall, the proposed Project would not conflict with the County's CAP.

Therefore, the Project is consistent with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or Proposed school?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): County of Riverside General Plan; *Phase 1 Environmental Site Assessment Report* Waterstone Environmental, July 27, 2022 (Appendix G).

Findings of Fact:

- a) A hazardous material is a substance that is toxic, flammable/ignitable, reactive, or corrosive. Extremely hazardous materials are substances that show high or chronic toxicity, carcinogenic, bio accumulative properties, persistence in the environment, or that are water reactive. Improper use, storage, transport, and disposal of hazardous materials and waste

may result in harm to humans, surface and groundwater degradation, air pollution, fire, and explosion.

Construction

Construction of the Proposed Project would involve the use and routine transport of small quantities of construction-related chemicals including but not limited to hydraulic fluids, motor oil, grease, runoff, and other related fluids and lubricants. The construction activities would involve the disposal and recycling of materials, trash, and debris. The County's General Plan Safety Element addresses potential hazards in the County and identifies goals and policies to reduce risks and damages associated with hazards, including disposal of hazardous materials due to human activities. Compliance with all local, State and federal regulations related to hazardous materials use and transport during construction would reduce potential hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Operations

The Proposed Project would operate one industrial warehouse, the tenant of which has not yet been identified. A typical business/industrial operation would generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these types of products would not result in a significant hazard to residents or workers in the vicinity of the Proposed Project as these materials would be handled and stored in compliance with all with applicable federal, state, and local requirements. Also, should any future business that occupies the Proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Health Hazardous Materials Branch. This branch of the County would ensure that the operation complies with all local, State and federal regulations applicable to the business use. Therefore, operation of the Proposed Project would result in a less than significant impact related to the routine transport, use, or disposal of hazardous materials and no mitigation measures are required.

- b) The Phase 1 ESA identified that there were no potentially hazardous conditions that existed on the Project Site. The Phase 1 ESA identified that the property has been either undeveloped or developed as agricultural land between 1938 through 2016. The Phase I ESA identified three properties, downgradient approximately one-eighth of a mile to the east and to the north of the Project Site that had been identified for underground fuel storage or auto parts stores, with no violations.

Construction

Construction activities would require the temporary use of hazardous substances, such as fuel, lubricants, and other petroleum-based products for operation of construction equipment as well as oil, solvents, or paints. As a result, the Proposed Project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the transportation, use, and handling of hazardous materials would be temporary and would coincide with the short-term Project construction activities. Further, the construction contractor is required to ensure that these materials are handled and stored in compliance with all applicable federal, state, and local requirements. Any handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations, and all hazardous materials would be securely stored in a construction staging area or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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similar designated location within the Project Site. In addition, the handling, transport, use, and disposal of hazardous materials must comply with all applicable federal, state, and local agencies and regulations, including the Department of Toxic Substances Control; Occupational Health and Safety Administration (OSHA); Caltrans; and the County Health Department – Hazardous Materials Management Services.

Operations

As discussed, although a tenant has not yet been identified, operations would be consistent with industrial/business park uses per the County's General Plan. This may include use of small quantities of cleaning agents, paints, pesticides, batteries, and aerosol cans in accordance with existing laws established for the use of these substances. Should any future business that occupies the Proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Health Hazardous Materials Branch. This branch of the County would ensure that the operation complies with all local, State and federal regulations applicable to the business use. Impacts would be less than significant, and no mitigation measures are required.

- c) The Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Project construction will occur on a vacant parcel. Short-term construction of off-site improvements will occur along local roadways, but the construction will be conducted consistent with all applicable rules for traffic control which outlines procedures for emergency situations. The Project design allows for adequate emergency access off the site onto local roads. Evacuation routes are determined by the local emergency services; none are identified adjacent to the Project Site. The Proposed Project would be reviewed by the local emergency services agencies for compliance with all applicable codes. Impacts would be less than significant, and no mitigation measures are required.
- d) The Val Verde Elementary School is located approximately three-quarters of a mile east of the Project. Small quantities of fuel and lubricants will be transported to the Project Site during construction. As previously discussed, the limited quantities of hazardous materials would be transported, handled, and disposed of in accordance with all regulations. Additionally, the potential emissions that would be generated from construction and operation of the Proposed Project were evaluated in the air quality analyses presented in Appendix A and Appendix B which identified that the emissions generated from the Proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the Proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 mile of school. No impacts would occur.
- e) The Phase 1 ESA prepared for the Project (Appendix G) included a historical literature review of the Project Site and surrounding area. The results indicated that the Project Site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, construction and operation of the Proposed Project would not create a significant hazard to the public or the environment. 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
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County of Riverside General Plan; County of Riverside GIS Database; Letter from Airport Land Use Commission, Riverside County regarding Airport Land Use Commission (ALUC) Development Review, dated January 14, 2025 (Appendix G-1).

Findings of Fact:

- a) The Project Site is not located within an Airport Master Plan; therefore, the Project would not result in an inconsistency with an Airport Master Plan. There would be no impacts.
- b) The Project Site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). The C2 zone is identified as a flight corridor zone for March Air Reserve Base. The ALUCP restricts the number of people within the C2 zone to an average of 200 people per acre, with no more than 500 people in one acre. The Airport Land Use Commission (ALUC) evaluated the Proposed Project and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB LUC Plan). The ALUC also issued a set of conditions for the County to include in its approval for the Proposed Project to ensure consistency with the Plan (see Appendix G-1). The Proposed Project would be required to comply with these conditions. Impacts would be less than significant, and no mitigation measures are required.
- c) The ALUC identified that the Proposed Project is consistent with the MARB LUC Plan and included conditions for the County to require the Applicant to comply with as part of Project approval (Appendix G-1). Adherence to these conditions will remove or reduce any safety hazard for people residing or working in the Project area. There are no public airports or public use airports within two (2) miles of the Project Site. Impacts would be less than significant, and no mitigation measures are required.
- d) The Project Site is not located within two miles of any private airstrip, or heliport; therefore, the Project would not create a safety hazard for people residing or working in the Project area. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): County of Riverside General Plan – Safety Element, Figure 4 *Flood Hazard Zone*, and Figure 5 *Dam Hazard Inundation*; County of Riverside GIS Database; *Hydrology Study for The Orden Company-Perris North Development* Armstrong & Brooks Consulting Engineers, December 4, 2023, revised March 27, 2024, and November 1, 2024 (Appendix H); *Project Specific Water Quality Management Plan*, Armstrong & Brooks Consulting Engineers, December 1, 2023, revised March 27, 2024, and November 1, 2024 (Appendix H-1).

Findings of Fact:

This Project entails grading the existing site for the development of an industrial facility at the southeast corner of Placentia Avenue and Tobacco Road. A hydrologic analysis of pre and post development conditions was conducted to determine pre/post project peak flow rates occurring during the specified return storm frequencies and durations. A routing analysis was run for the Proposed CMP detention system to ensure peak outlet discharges were equal to or below pre-development flows. Despite the very low flow rates leaving the Proposed detention facility during the 100-year event, a hydraulic analysis was nonetheless performed to ensure that Line H-10.1 (Placentia Avenue) is adequately designed to accept the development's routed/attenuated flows. Calculations in the Hydrology Study support the conclusion that the proposed site design and on-site detention facility mitigate the impacts of increased flows caused by development. In addition, hydraulic capacity of existing Lateral H-10.1 to accept routed/attenuated post-project flows has also been supported by relevant calculations and analysis.

- a) The Project Site is within the Santa Ana Watershed Region of Riverside County, within the San Jacinto Sub-Watershed and under the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB), which sets water quality standards for all ground and surface waters within its region.

Construction

The SARWQCB requires that dischargers whose construction projects disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). The Proposed Project is anticipated to disturb more than one (1) acre, and therefore, would be subject to preparation of a SWPPP. The SWPPP would include BMPs to be implemented during and after Project construction to minimize erosion and sedimentation of downstream watercourses. The SWPPP is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the Project, and would include construction BMPs such as:

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

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

Operations

Riverside County and 23 other cities and agencies obtained a joint National Pollutant Discharge Elimination System (NPDES) permit from the SARWQCB to control pollutants in runoff. The Proposed Project has prepared a Project Specific Preliminary Water Quality Control Plan (PWQMP), which is provided in Appendix H-1 which incorporates stormwater control for the post-construction condition and includes Low Impact Development (LID) site design, source control, and treatment control BMPs. The County would review and approve the PWQMP as part of the design for the Proposed Project. Design features that reduce

runoff that could cause water quality impacts include proposed storm drains that would allow for site runoff to be conveyed to a proposed underground detention chamber below the eastern truck parking lot. Overflow from this proposed facility will be discharged using a side-flow weir to distribute the storm water runoff linearly (non-concentrated) at a rate per linear foot less than existing, predeveloped conditions. The underground chamber will allow water to recharge into the ground with the soil acting to filter pollutants. Therefore, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant, and no mitigation measures are required.

- b) The Proposed Project does not include the construction of groundwater wells, nor will its water supply originate from groundwater wells. Eastern Municipal Water District (EMWD) provides water services to the area of the Project Site. The Project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the West San Jacinto Groundwater Management Plan. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the Proposed Project would not pump water from the project area (as water supplies would be provided by EMWD), the Proposed Project would not result in a substantial depletion of groundwater supplies.

The Project design includes an underground infiltration chamber that would capture and filter runoff. In addition, the Project includes installation of 60,911 SF of landscaping that would infiltrate stormwater onsite. As a result, the Proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The Proposed Project would have a less than significant impact. Therefore, the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Proposed Project may impede sustainable groundwater management of the groundwater basin. There would be no impact.

- c) There are no streams or rivers on, or adjacent to the Project Site. Thus, impacts related to alteration of the course of a stream or river would not occur. However, based on the existing topography, the Project Site drains easterly across the APN 317-260-034 (County of Riverside owned undeveloped parcel immediately adjacent to east of the Project Site), via sheet flow at the common property line boundary (eastern Project Site property boundary/western property boundary of the County parcel) (Appendix H).

The stormwater runoff from the addition of impervious surfaces from development of the Proposed Project would be conveyed to an underground chamber system for infiltration and discharge. Over-flows in excess of water quality capture volume requirements will be discharged from the underground facility via overflow pipes. These overflow pipes will discharge into a concrete U-shaped channel constructed with side weirs where flows will be dispersed at a rate per linear foot less than or equal to pre-developed conditions. for conveyance off-site. Drainage would be controlled and would not result in substantial alteration of the drainage pattern. In addition, a WQMP has been developed to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process and through conditions of approval. Therefore, the Proposed Project would result in less than significant impacts related to alteration of the drainage pattern of the site or area and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The SWPPP that would be prepared by the project contractor would include BMPs to be implemented during and after project construction to minimize erosion or siltation on-site and/or off-site. Implementation of a WQMP would provide operational BMPs to ensure that operation of the industrial warehouse use would not result in erosion or siltation. Impacts would be less than significant, and no mitigation measures are required.
- e) Project construction includes the preparation of an SWPPP that would include BMPs to be implemented during Project construction to minimize the rate and/or amount of surface runoff during construction. The Project's drainage features would make the site drainage consistent with the existing drainage pattern for the area (refer to Appendix H and H-1). Therefore, the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Impacts would be less than significant, and no mitigation measures are required.
- f) The Proposed Project's stormwater will not exceed the capacity of the existing or planned stormwater drainage system in the area because stormwater improvements are planned as part of the Proposed Project. Thrifty Oil currently owns project parcel APN 317-260-017 (9.19 AC) and is in the process of purchasing parcel APN 317-260-018 (0.43 AC). The Project would grade the existing site for the development of an industrial facility at the southeast corner of the Tobacco Road and Placentia Avenue intersection. The larger parcel consists of approximately 9.62 gross acres and is currently undeveloped land consisting of sparsely spread weeds and grasses. The smaller parcel of the two currently contains two mobile residential units which will be removed as part of the Proposed development. The surrounding areas have similar conditions. Per the County's Master Drainage Plan (MDP), the 40-acre drainage area bounded by Water Street and Harvill Avenue, Tobacco Road and Placentia Avenue, and includes the Project Site, is identified to drain northeast to an existing 66-inch storm drain at Harvill/Placentia intersection, after the confluence of Lateral H 10 (in Harvill) and Lateral H 10.1 (in Placentia). However, based on the existing topography, the Project Site actually drains easterly across the APN 317-260-034 (County of Riverside owned undeveloped parcel immediately adjacent east of the Project Site), via sheet flow at the common property line boundary (eastern Project Site property boundary/western property boundary of the County parcel). Per drainage case law, a project's natural drainage condition is permitted to perpetuate existing conditions as long as the flow is not concentrated, and the volume and velocities emitted from the site are less than the predeveloped conditions. The Riverside County Flood Control and Water Conservation District (RCFCD & WCD) has indicated during its project review process that interim detention facilities are not required if the 100-year flowrate is conveyed to the 66-inch RCP outlet at the Harvill/Placentia intersection.

Project flows will be routed to an underground on-site detention/infiltration system where the design capture volume (DCV) of runoff will be treated through infiltration. All runoff that exceeds the site's DCV will be discharged from the underground facility via a 24-inch RCP storm drain connection to existing Riverside County 36-inch MDP Lateral H-10.1 in Placentia Avenue. The site BMP's will consist of pre-treatment filtering systems prior to stormwater infiltration by underground storm chambers. The site will attenuate the Q-10 yr. 24-hr. design storm and the design capture volume will be infiltrated. The chambers are sized to attenuate the developed flows and safely pass the Q-100 design storm at the project site.

Stormwater Management: The Project Applicant has prepared a Water Quality Management Plan (WQMP, Appendix H-1) that identifies stormwater management for the

building operations/post construction. Overall, the existing drainage patterns were identified, and the design preserves the overall drainage pattern. As part of the Project, the on-site storm drain system will be constructed to collect and convey the storm water runoff in a northeasterly direction to Proposed permanent structural best management practices (BMPs) for treatment purposes. The site BMP's will consist of pre-treatment filtering systems prior to stormwater infiltration by underground storm chambers. The site will attenuate the Q-10 yr. 24-hr. design storm and the design capture volume will be infiltrated. The chambers are sized to attenuate the developed flows and safely pass the Q-100 design storm at the project site. The stormwater will be discharged through a new 24-inch RCP Storm Drain and connection to existing Riverside County 36-inch MDP Lateral H-10.1 in Placentia Avenue. Construction of the Project will also require the contractor to prepare a Stormwater Pollution Prevention Plan (SWPPP) as the site is more than 1 acre.

Therefore, the Project would not 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. Impacts would be less than significant, and no mitigation measures are required.

- g) As indicated in County of Riverside General Plan - Safety Element, Figure 4 and Figure 5, the Project Site is not located in an area with the potential for flood hazards where the Proposed Project would impede or redirect flood flows. There would be no impact.
- h) As indicated in the County of Riverside General Plan - Safety Element, Figure 4 and Figure 5, the Project Site is not located in an area of a flood hazard, tsunami, or seiche zone. Therefore, there is no risk related to the release of pollutants due to Project Site inundation. There would be no impact.
- i) The Proposed Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the Proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff in accordance with its approved Preliminary WQMP (Appendix H-1). With implementation of the operational source and treatment control BMPs that would be required by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the Proposed Project would not obstruct implementation of a water quality control plan.

The Project Site overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the West San Jacinto Groundwater Management Plan. The Proposed Project would not directly extract groundwater; however, with the addition of the Project, an increase in impervious surface cover would occur over approximately 86% of the site, which would reduce the amount of water directly percolating into the groundwater table. However, the Project includes an underground chamber which would capture and infiltrate nearly all of the flows into the underlying groundwater basin. The BMPs that are incorporated into the site design would minimize potential adverse effects related to groundwater recharge. After implementation of the Project, the Proposed stormwater drainage system would convey water runoff into the public storm drain system which flows to downstream water bodies where percolation into the groundwater table occurs. Therefore, the Project would not conflict or obstruct implementation of a groundwater management plan or implementation of a groundwater sustainability plan.

The narrative and supporting calculations in the hydrology study (Appendix H) prepared for the Project support the conclusion that the proposed Site design and on-site detention

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility mitigate the impacts of increased flows caused by development. In addition, hydraulic capacity of existing Lateral H-10.1 to accept routed/attenuated post-project flows has also been supported by relevant calculations and analysis. Impacts would be less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

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

☐
☐
☒
☐

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

☐
☐
☐
☒

Source(s): Riverside County General Plan, County of Riverside GIS Database.

Findings of Fact:

- a) The Project Site is within the Mead Valley Area Plan (MVAP) with a General Plan Foundation Component of Rural Community and a Land Use designation of Very Low Density Residential (VLDR). Accordingly, the Proposed Project would not be compatible with the existing goals and policies of the General Plan of Riverside County. At the same time, the existing Land Use designation is inconsistent with the character of the area, which is an industrial area, as evidenced by the current and proposed uses to the North, East and South of the proposed Project. To become consistent with the industrial character of the area, the Project parcel will require a Foundation Component General Plan Amendment to change the land use to Community Development: Business Park (BP). The MVAP defines "Business Park" as "employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses," and supporting a floor area ratio (FAR) of 0.25 to 0.60. The Proposed Project is consistent with the use of Business Park, and the Project's FAR is 0.44, consistent with the design standards.

Setbacks: County Code, Title 17, Section 17.96.040 requires a minimum 50 feet setback on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback must be landscaped unless a tree screen is approved in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.

The Project Site abuts APN 317-260-16 and -15 adjacent to the south which has I-P zoning and APN 317-260-034 on the east, which is zoned M-SC. The Project Applicant owns both of the parcels to the south. The Project is designed with a building setback of 41-47 feet on the northern property boundary and an approximate 146 feet on the east, where a minimum of 50 feet is allowed where an industrial property abuts a residential or commercially zoned property. A 11-foot-minimum and approximately 47-foot maximum varying landscape area is planned along the northerly property line and approximately 20 feet is provided along the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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easterly property line, where a minimum of 20 feet is required unless a tree screen is proposed. Impacts would be less than significant, and no mitigation measures are required.

- b) The Proposed Project would occur on property located on the southeast corner of Placentia Avenue and Tobacco Road and will require a Foundation Component General Plan Amendment to Community Development-Business Park and a zone change to Industrial Park. The area north and south of the Project Site are currently zoned Industrial Park. Rural residential land uses exist to the west across Tobacco Road, with a recently developed warehouse across Placentia Avenue to the north. The Proposed Project will not disrupt or divide the physical arrangement of the community as it will be consistent with the zoning and land use of the parcels to the north and south. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from Proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County of Riverside General Plan - Multipurpose Open Space Element, Figure OS-6 *Mineral Resources Area*

Findings of Fact:

- a) The State Mining and Geology Board (SMGB) has also established Mineral Classification Zones (MRZs) to designate lands that contain mineral deposits. The Riverside County General Plan identifies the Project area as MRZ-3 (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined). No mining activities are proposed. An area with undetermined mineral significance would not be valuable to the region or residents of the state until its mineral significance is confirmed. Additionally, the Project Site is surrounded by residential and industrial uses. The current uses of the Project Site and surrounding areas are not compatible with mineral resource extraction. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required. There would be no impact.
- b) The Project is zoned MRZ-3 which contains undetermined mineral deposits. However, the Project Site is not located within a planning area designated for mining. There would be no impact.
- c) There are no existing or abandoned mines or quarries on site. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): County of Riverside General Plan – Safety Element, Figure S-20 *Airport Locations*; County of Riverside Airport Facilities Map; *Thrifty Oil Warehouse, Noise and Vibration Analysis*, Urban Crossroads, February 29, 2024 (Appendix I).

Findings of Fact:

- a) The March Air Reserve Base/Inland Port Airport (MARB/IPA) runway is located approximately 2.9 miles northeast of the Project site. The *Riverside County Airport Land Use Compatibility Plan Policy Document* (RC ALUCP)³ includes the policies for determining the land use compatibility of the Project. According to the *Noise and Vibration Analysis* (Appendix I) prepared by Urban Crossroads, the Project's industrial land uses experience *clearly acceptable* exterior noise levels below 60 dBA CNEL.

The Project Site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). The C2 zone is identified as a flight corridor zone for March Air Reserve Base. The ALUCP restricts the number of people within the C2 zone to an average of 200 people per acre, with no more than 500 people in one acre. The Airport Land Use Commission (ALUC) evaluated the Project in January 2023 and found the Project to be consistent with the 2014 MARB LUC Plan. The ALUC also issued a set of conditions for the County to include in its approval for the Project to ensure consistency with the Plan. The Project is required to comply with these conditions. Impacts would be less than significant.

The Riverside County Airport Land Use Compatibility Plan, Volume 2, Chapter W7, identifies that the Project Site is situated outside of the 60 dB CNEL noise contour. Therefore, this airport does not appreciably contribute to noise impacts at the site. Impacts would be less than significant.

- b) There are no private airstrips in the vicinity of the Project. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

³ [Home | Riverside County Airport Land Use Commission](#)

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

Source(s): County of Riverside General Plan – Noise Element, Table N-1 *Land Use Compatibility for Community Noise Exposure*; *Thrifty Oil Warehouse, Traffic Study Scoping Agreement*, Urban Crossroads, January 30, 2024; *Thrifty Oil Warehouse, Noise and Vibration Analysis*, Urban Crossroads, February 29, 2024 (Appendix I).

To describe the potential off-site Project noise levels, three receiver locations in the vicinity of the Project site were identified. Other sensitive land uses in the Project study area that are located at greater distances than those identified in this noise study will experience lower noise levels than those presented in this report due to the additional attenuation from distance and the shielding of intervening structures. Distance is measured in a straight line from the project boundary to each receiver location. Note that the project site boundaries vary slightly between the noise analysis and the AQ. The distances measured from the AQ study include a portion of Tobacco Road and this largely explains the delta between the two studies. While the actual distances vary slightly, they both effectively represent the same receiver locations.

- R1: Location R1 represents the existing residence at 20601 Tobacco Road, approximately 188 feet west of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R1 is placed at the building façade. A 24-hour noise measurement was taken near this location, L1, to describe the existing ambient noise environment.
- R2: Location R2 represents the existing residence at 23551 Placentia Avenue, approximately 115 feet west 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. A 24-hour noise measurement was taken near this location, L2, to describe the existing ambient noise environment.
- R3: Location R3 represents the existing residence at 20800 Tobacco Road, approximately 1,011 feet south of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R3 is placed at the building façade. A 24-hour noise measurement was taken near this location, L3, to describe the existing ambient noise environment.

Findings of Fact:

- a) Environmental noise is commonly measured in A-weighted decibels (dBA). A decibel (dB) is a unit of sound energy intensity. Sound waves, traveling outward from a source, exert a sound pressure level (commonly called a “sound level”) measured in dB. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response that duplicates the sensitivity of human ears. Decibels are measured on a logarithmic scale. Generally, a 3 dBA increase in ambient noise levels represents the threshold at which most people can detect a change in the noise environment; an increase of 10 dBA is perceived as a doubling of loudness.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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To determine potential noise impact standards, the Noise and Vibration Analysis in Appendix I utilized the criteria standards provided in Table 6: *Significance Criteria Summary*.

Table 6
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 > 75 dBA CNEL	≥ 3 dBA CNEL Project increase	
	All	Unimproved Roadway ³	≥ 12 dBA CNEL Project increase	
Operational	Noise-Sensitive	Exterior Noise Level Standards ⁴	55 dBA Leq	45 dBA Leq
		If ambient is < 60 dBA Leq ¹	≥ 5 dBA Leq Project increase	
		If ambient is 60 - 65 dBA Leq ¹	≥ 3 dBA Leq Project increase	
		If ambient is > 65 dBA Leq ¹	≥ 1.5 dBA Leq Project increase	
Construction	Noise-Sensitive	Noise Level Threshold ⁵	80 dBA Leq	70 dBA Leq
		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.

The Noise and Vibration Analysis (Appendix I) also analyzed the existing noise levels at three noise-sensitive receptor locations closest to the Project Site Wednesday, January 24, 2024, positioned as close to the receiver locations as possible. The existing noise measurements are identified in Table 7: *Ambient Noise Level Measurements*.

Table 7
Ambient Noise Level Measurements

Location ¹	Description	Energy Average Noise Level (dBA Leq) ²		CNEL
		Daytime	Nighttime	
L1	Located west of the site near the residence at 20601 Tobacco Rd.	53.0	51.5	68.6
L2	Located west of the site near the residence at 23551 Placentia Av.	57.7	52.5	60.3
L3	Located south of the site near the residence at 20800 Tobacco Rd.	53.0	47.9	56.0

¹ See Exhibit 5-A for the noise level measurement locations.

² Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2.

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

Construction

The County of Riverside outlines its noise standards within its General Plan and Riverside County Ordinance 847. Ordinance 847 also identifies a list of exemptions and exceptions to the noise standards which includes construction and demolition. Riverside Ordinance 847 identifies that private construction within one-quarter of a mile from an inhabited dwelling cannot occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Construction noise would be limited primarily to the use of the heavy equipment for initial site grading and excavating activities at the site which will be short-term in nature. Although the Project Applicant anticipates a 2-month initial site grading and excavating activities, the noise modeling accounted for construction occurring over 12 months. Construction overall will occur during the permissible hours as described in the County of Riverside Noise Ordinance 847.

To evaluate whether the Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA L_{eq} is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis in Appendix I identifies that the nearest receiver locations will satisfy the reasonable daytime 80 dBA L_{eq} significance threshold during Project construction activities as shown on Table 8: *Construction Noise Level Compliance*. Therefore, the noise impacts due to Project construction noise are considered less than significant at all receiver locations.

Table 8
Construction Noise Level Compliance

Receiver Location ¹	Construction Noise Levels (dBA L_{eq})		
	Highest Construction Noise Levels ²	Threshold ³	Threshold Exceeded? ⁴
R1	70.1	80	No
R2	71.7	80	No
R3	61.2	80	No

¹ Construction noise source and receiver locations are shown on Exhibit 10-A.

² Highest construction noise level calculations based on distance from the construction noise source activity to the nearest receiver locations as shown on Table 10-2.

³ Construction noise level thresholds as shown on Table 4-1.

⁴ Do the estimated Project construction noise levels exceed the construction noise level threshold?

Consistent with FTA guidance for detailed construction noise assessment, Table 9 presents the combined noise levels for the loudest construction equipment, assuming all equipment operates at the same time. To account for the dynamic nature of construction activities, the CadnaA construction noise analysis evaluates the equipment as multiple moving point sources within the construction area (Project site boundary). Construction impacts are based on the highest noise level calculated at each receiver location (Appendix I).

Table 9
Construction Reference Noise Levels

Construction Stage	Reference Construction Equipmnet ¹	Reference Noise Level @ 50 Feet (dBA L _{eq})	Composite Reference Noise Level (dBA L _{eq}) ²	Reference Power Level (dBA L _w) ³
Site Preparation	Tractor	80	84.0	115.6
	Backhoe	74		
	Grader	81		
Grading	Scraper	80	83.3	114.9
	Excavator	77		
	Dozer	78		
Building Construction	Crane	73	80.6	112.2
	Generator	78		
	Front End Loader	75		
Paving	Paver	74	77.8	109.5
	Dump Truck	72		
	Roller	73		
Architectural Coating	Man Lift	68	76.2	107.8
	Compressor (air)	74		
	Generator (<25kVA)	70		

¹ FHWA Road Construction Noise Model.

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

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

As shown on Table 10, the construction noise levels are expected to range from 50.6 to 77.2 dBA L_{eq} at the nearby receiver locations. Appendix 10.1 of the *Noise and Vibration Analysis* includes the detailed CadnaA construction noise model inputs. In addition, as a warehouse use, the Proposed Project would not generate significant stationary sources of vibration. Impacts would be less than significant.

Table 10
On-Site Construction Equipment Noise Level Summary

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels ²
R1	67.3	66.6	63.9	61.2	59.5	70.1
R2	68.9	68.2	65.5	62.8	61.1	71.7
R3	58.4	57.7	55.0	52.3	50.6	61.2

¹ Construction noise source and receiver locations are shown on Exhibit 10-A.

² Construction noise level calculations based on distance from the construction activity, which is measured from the Project site boundary to the nearest receiver locations. CadnaA construction noise model inputs are included in Appendix 10.1.

Operations

The Project is to construct one 185,912 SF non-refrigerated warehouse with 9 bays, two grade level door and 23 truck docks on 8.68 net acres.

As no tenant has been selected at this time, the specific operational scenario for the Project cannot be identified. However, it is anticipated that the Project will be conditioned to operate within the County of Riverside guidelines for type of use and hours of operation. The proposed Industrial Park zoning of the site provides for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing. This zone correlates with the "Light Industrial" General Plan Land Use designation.

Consistent with similar warehouse uses, the Project business operations would primarily be conducted within the enclosed building, except for traffic movement, parking, as well as loading and unloading of trucks at designated loading bays. The on-site Project-related noise sources are expected to include: loading dock activity, roof-top air conditioning units, parking lot vehicle activities, trash enclosure activity, and truck movements. Using the reference noise levels in Table 11: *Reference Noise Level Measurements* to represent the proposed Project operations, Urban Crossroads, Inc. calculated the unmitigated operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations.

Table 11
Reference Noise Level Measurements

Reference Noise Source	Noise Source Height (Feet)	Min./ Hour ¹		Reference Noise Level (dBA L _{eq}) @ 50 Feet	Sound Power Level (dBA) ²
		Day	Night		
Loading Dock Activity	8'	60	60	62.8	103.4
Parking Lot Vehicle Movements	5'	60	60	52.6	81.1
Roof-Top Air Conditioning Units	5'	39	28	57.2	88.9
Trash Enclosure Activity	5'	60	30	57.3	89.0
Truck Movements	8'	60	60	59.8	93.2

¹ Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site.

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

² Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calculated using the CadnaA noise model at the reference distance to the noise source. Numbers may vary due to size differences between point and area noise sources.

Table 12
Daytime Operational Noise Levels
(7:00 a.m. to 10:00 p.m.)

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA Leq)		
	R1	R2	R3
Loading Dock Activity	27.5	27.6	38.3
Parking Lot Vehicle Movements	39.0	41.8	27.6
Roof-Top Air Conditioning Units	39.7	41.8	28.3
Trash Enclosure Activity	14.2	15.0	19.2
Truck Movements	36.3	26.6	28.4
Total (All Noise Sources)	43.4	45.0	39.4

¹ See Exhibit 9-A for the noise source locations. CadnaA noise model calculations are included in Appendix 9.1. (see Appendix I)

The County has set stationary-source hourly average L_{eq} exterior noise limits to control loading dock activity, roof-top air conditioning units, trash enclosure activity, parking lot vehicle movements, and truck movements associated with development. Policy N 4.1 of the Riverside County General Plan Noise Element sets a stationary-source average L_{eq} exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA L_{eq} for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA L_{eq} during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. (Appendix I).

Table 13 shows the Project operational noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. The nighttime hourly noise levels at the off-site receiver locations are expected to range from 39.3 to 44.0 dBA L_{eq} . The differences between the daytime and nighttime noise levels are largely related to the estimated duration of noise activity as outlined in Table 11.

Table 13
Nighttime Operational Noise Levels
(10:00 p.m. to 7:00 a.m.)

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA Leq)		
	R1	R2	R3
Loading Dock Activity	27.5	27.6	38.3
Parking Lot Vehicle Movements	39.0	41.8	27.6
Roof-Top Air Conditioning Units	37.3	39.4	25.9
Trash Enclosure Activity	10.2	11.0	15.2
Truck Movements	36.3	26.6	28.4
Total (All Noise Sources)	42.6	44.0	39.3

¹ See Exhibit 9-A for the noise source locations. CadnaA noise model calculations are included in Appendix 9.1.

Impacts from on-site operational noise would be less than significant.

Off-Site Traffic

The off-site traffic noise analysis recognizes that the Project would generate a noise level increase of up to 9.7 dBA CNEL on the existing and unimproved Tobacco Road. This noise level increase affects two existing residences located at 23551, 20601 Tobacco Road and is largely due to the lack of existing traffic volume on the unimproved roadway segment. The existing traffic noise levels on this segment are calculated at 53.9 dBA CNEL. The addition of near-term Project traffic is expected to increase the off-site traffic noise levels to 63.6 dBA CNEL resulting in a project incremental traffic noise level increase of 9.7 dBA CNEL. According to Caltrans, a traffic impact occurs when the future noise level substantially exceeds the existing noise level. In California a substantial noise increase is considered to occur when the project's predicted noise level exceeds the existing noise level by 12 dBA or more.

The relative incremental increase due to the off-site Project traffic noise on Tobacco Road does not exceed the Caltrans 12 dB substantial noise level increase threshold or 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. Further, the thresholds of significance do not specifically identify what portion of the residential land use that is considered "noise sensitive." Noise-sensitive land use is generally limited to private outdoor living areas since it is unlikely that humans will be frequently occupying the front yard areas abutting the right-of-way boundary of Tobacco Road. This assumption is supported based upon analyses undertaken by other agencies. According to FHWA guidance, outdoor living areas are generally limited to outdoor living areas of frequent human use (e.g., private backyards of single-family homes). Therefore, front and side yards of residences adjacent to off-site roadway segments do not represent noise sensitive areas of frequent human use that require exterior noise mitigation.

In addition, the ambient noise level measurements presented in Table 7 show that the existing residences adjacent to Tobacco Road already experience elevated exterior ambient noise levels. Since the existing ambient noise levels far exceed the calculated existing without Project traffic noise levels, likely due to background traffic noise from the I-215 Freeway and aircraft noise from the MARB/IPA, it is expected that the noise sensitive land uses adjacent to the Tobacco Road will not perceive a significant off-site incremental traffic noise level increase due to the Project traffic as shown in Table 14 below.

Table 14
Existing With Project Traffic Noise Level INCREASES

ID	Road	Segment	Receiving Land Use ¹	CNEL at Receiving Land Use (dBA) ²			Incremental Noise Level Increase Threshold ³	
				Without Project	With Project	Project Addition	Limit	Exceeded?
1	Tobacco Rd.	s/o Placentia Av.	Sensitive	53.9	63.6	9.7	12.0	No
2	Placentia Av.	w/o Tobacco Rd.	Sensitive	61.5	61.6	0.1	3.0	No
3	Placentia Av.	e/o Tobacco Rd.	Sensitive	62.7	65.1	2.4	3.0	No

¹ Based on a review of existing aerial imagery. Noise sensitive uses limited to existing residential land uses.

² The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the receiving land use.

³ Does the Project create an incremental noise level increase exceeding the significance criteria (Table 4-1)?

Therefore, the noise analysis demonstrates that the land uses adjacent to the study area roadway segments would experience less than significant noise level increases on receiving land uses due to the Project traffic.

- b) The Caltrans Transportation and Construction Vibration Guidance Manual (Guidance Manual) is used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance (Appendix I). Based on the Caltrans criteria shown in Table 19 of the Guidance Manual, construction vibration impacts would be significant if vibration levels exceed 1.0 inches per second (in/sec) PPV (transient sources) and 0.5 in./sec. PPV (continuous/frequent intermittent sources) for new residential structures.

Certain types of construction equipment can generate high levels of ground borne vibration. Construction of the Proposed Project would potentially utilize bulldozers, loaded trucks, and jackhammers during construction phases. Vibration impacts are assessed based on the distance from the location of vibration-intensive construction activities, conservatively assumed to be at edge of a Project Site, to the edge of nearby off-site structures. Table 15 summarizes vibration source levels for construction equipment.

Table 15
Vibration Source Levels for Construction Equipment

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

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual

Table 16 presents the expected Project related vibration levels at the nearby receiver locations. At distances ranging from 115 to 1,011 feet from Project construction activities, construction vibration velocity levels are estimated to range from 0.001 to 0.021 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 the noise sensitive receiver locations.

In summary, Table 17 shows the findings of significance for each potential noise and/or vibration impact under CEQA before and after any required mitigation measures are implemented and demonstrates a less than significant impact without mitigation measures.

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Table 16
Project Construction Vibration Levels

Location ¹	Distance to Const. Activity (Feet) ²	Typical Construction Vibration Levels PPV (in/sec) ³						Thresholds PPV (in/sec) ⁴	Thresholds Exceeded? ⁵
		Small bulldozer	Jack- hammer	Loaded Trucks	Large bulldozer	Vibratory Roller	Highest Vibration Level		
R1	115'	0.000	0.004	0.008	0.009	0.021	0.021	0.3	No
R2	188'	0.000	0.002	0.004	0.004	0.010	0.010	0.3	No
R3	1,011'	0.000	0.000	0.000	0.000	0.001	0.001	0.3	No

¹ Construction noise source and receiver locations are shown on Exhibit 10-A.

² Distance from receiver building facade to Project construction boundary (Project site boundary).

³ Based on the Vibration Source Levels of Construction Equipment (Table 10-5).

⁴ Caltrans Transportation and Construction Vibration Guidance Manual, April 2020, Table 19, p. 38.

⁵ Does the peak vibration exceed the acceptable vibration thresholds?

"PPV" = Peak Particle Velocity

Table 17
Summary of CEQA Significance Findings

Analysis	Report Section	Significance Findings	
		Unmitigated	Mitigated
Off-Site Traffic Noise	7	<i>Less Than Significant</i>	-
Operational Noise	9	<i>Less Than Significant</i>	-
Project Construction Noise	10	<i>Less Than Significant</i>	-
Nighttime Concrete Pour		<i>Less Than Significant</i>	-
Construction Vibration		<i>Less Than Significant</i>	-

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

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Source(s): County of Riverside General Plan - Multipurpose Open Space Element, Figure OS-8 *Paleontological Sensitivity; Paleontological Resources Assessment for the Thrifty Oil Warehouse Project*, BFSa Environmental Services, January 5, 2024 (Appendix C-1).

Findings of Fact:

- a) The Project Site contains natural alluvial terrace deposits from the ground surface to 2 to 9 feet below ground surface, according to the geotechnical report prepared for the Project. The native material was identified as alluvial fan deposits (Qoa), and either old alluvial fan deposits (Qof) or very old alluvial fan deposits (Qvof). The Western Science Center (WSC, Appendix C-1) characterizes the geologic units underlying the Project as Pleistocene-aged

alluvial deposits of gravel and sand. Pleistocene units are considered to be highly paleontologically sensitive.

The Riverside County General Plan identifies that the western portion of Project Site is of a low paleontological sensitivity while the eastern portion has a “high” sensitivity for paleontological resources. In addition, the record searches completed as part of the Paleontological Records Search did not identify localities within the Project area or within a 1-mile radius. Because of the County identified “high” sensitivity on a portion of the Project Site, Project related excavations that extend down into older Pleistocene-aged deposits may encounter fossil vertebrates. As a result, Mitigation Measure **PAL-1** is included to require a qualified Paleontologist is retained for monitoring and that any substantial excavations below 4 feet be monitored to identify and recover any significant fossil remains. With implementation of Mitigation Measure **PAL-1**, impacts to paleontological resources would be less than significant.

Mitigation: The following mitigation measure is required:

PAL-1: Paleontological Monitoring.

Portions of this site are mapped in the County’s General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The 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).
2. The project paleontologist retained 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 for approval by the County Geologist 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. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (eg. Professional Geologist), as necessary A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System. Please use the following for this purpose:

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Filing_Instructions_Paleontological_Report_Review_Application.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/PLUS_Online_Upload_Instructions_Paleontology.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Supplemental_Information_Form_PALEO.pdf

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

Monitoring: Monitoring is required pursuant to Mitigation Measure PAL-1, above, in coordination with the County Geologist.

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

Source(s): County of Riverside General Plan - Housing Element; County of Riverside GIS Database.

Findings of Fact:

- a) The Project Site consists of two parcels as mentioned above which are primarily vacant and unoccupied. Construction and operations of the Project will not displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere. There would be less than significant impacts.
- b) The Proposed Project would develop a warehouse building totaling 185,912 SF and associated parking lots, landscaping, and infrastructure. For the purposes of analysis, the Project is estimated to result in 100 employees. The employees that would fill these roles are anticipated to reside within commuting distance and would not generate needs for any housing. The California Employment Development Department Labor Market Information Division published an average 3.9% unemployment rate in March 2023 for the four communities near the Project Site (Moreno Valley, Nuevo, Perris, and Riverside).

In addition, should the Project require employees to relocate to the area for work, there is sufficient vacant housing available within the region, including the Mead Valley area, City of Perris, City of Hemet, City of Moreno Valley and City of Menifee. Riverside County, and the cities within proximity to Mead Valley. Thus, the Proposed Project would not create a demand for substantial additional housing, including housing affordable to households' earning 80 percent or less of the County's median income. Impacts would be less than significant, and no mitigation measures are required.

- c) As discussed, workers are expected to come from within the region. The Project proposes a change in land use to Business Park (BP) consistent with the north and south parcels. The MVAP defines "Business Park" as "employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses," The Project will not induce substantial *unplanned* population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Impacts would be less than significant, and no mitigation measures are 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
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): County of Riverside General Plan, Google Earth Imagery, County of Riverside GIS Database; General Plan Final Program Environmental Impact Report (State Clearinghouse No. 2002051143)

Findings of Fact:

The Project Site receives fire protection services from the Riverside County Fire Department (RCFD). Development of the Project Site with a warehouse building has the potential to increase the frequency of fire protection calls to the site.

There are several fire stations within 3 miles of the Project Site that can service the Project within acceptable service ratios, response times or other performance objectives. These include but are not limited to:

- Riverside County Station 90, 333 Placentia Ave, Perris, CA 92571.
- Riverside County Fire Station 59, 21510 Pinewood St, Perris, CA 92570

To ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans, conduct building inspection and review structures for compliance with the California Code, including Public Resources Code Sections 4290-4299 and California Government Code Section 51178 that address fire safety and Riverside County Ordinance No. 787 (Fire Code Standards). Although the Proposed Project's increased demand on fire services could impact the RCFD's response times, the impact under CEQA is determined to be less than significant because the Proposed Project would be served from existing RCFD fire stations and would not require the construction of a new fire station or physical alteration of an existing fire station. The Project Applicant would be required to comply with Riverside County Ordinance No. 659 (the County Development Impact Fee [DIF]), which requires a fee payment by developers for the funding of public facilities, including fire protection facilities.

Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered fire services or facilities. Impacts would be less than significant, and no mitigation measures are 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
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; General Plan Final Program Environmental Impact Report (State Clearinghouse No. 2002051143)

Findings of Fact:

The Project Site is located within an existing service area of the Riverside County Sheriff Department and specifically serviced by the Perris Station, located at 137 N. Perris Blvd, Suite A, Perris, CA 92570, approximately 3.2 miles south of the Project Site. In addition to the main assigned substation, the Sheriff's Department maintains routine patrols in various areas of the County to maintain acceptable service ratios and response times. The Proposed Project would result in additional on-site employees and goods that could create the need for sheriff services. The operation of the industrial warehouse may generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances. Unincorporated Riverside County has set a minimum standard of 1.0 deputy per 1,000 residents. As discussed throughout this document, the Proposed Project would not result in an increase in residents. As such, the Project would not result in a demand for additional Sheriff's Department employees, facilities, or service levels. The Project Applicant will be required to comply with Riverside County Ordinance No. 659 (the County DIF), which requires a fee payment by developers for the funding of public facilities, including sheriff protection facilities. Therefore, the Proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff services or facilities. Impacts would be less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): County of Riverside General Plan; County of Riverside GIS Database; General Plan Final Program Environmental Impact Report (State Clearinghouse No. 2002051143)

Findings of Fact:

The Project Site is located in the Val Verde Unified School District. The Proposed Project consists of an industrial warehouse facility that would not directly generate students. As described previously, the Proposed Project is not anticipated to generate a new population, as the employees needed to operate the Project are anticipated to come from within the Project region. Pursuant to Government Code Section 65995 applicants shall pay developer fees to the appropriate school districts at the time building permits are issued; and payment of the adopted fees provides full and complete mitigation of school impacts. Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered school services or facilities. Impacts would be less than significant, and no mitigation measures are 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
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33. Libraries

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Source(s): County of Riverside General Plan; County of Riverside GIS Database; General Plan Final Program Environmental Impact Report (State Clearinghouse No. 2002051143)

Findings of Fact:

The Project consists of the development of a warehouse where employees are expected to come from within the local region. As such, there would be no increase in population where existing areas and regional libraries will need to expand personnel or physical building space to accommodate additional patrons. The Project Applicant will be required to comply with Riverside County Ordinance No. 659 (the County DIF), which requires a fee payment by developers for the funding of public facilities, including library facilities. Therefore, the Proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered library services or facilities. Impacts would be less than significant, and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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Source(s): County of Riverside General Plan; County of Riverside GIS Database; General Plan Final Program Environmental Impact Report (State Clearinghouse No. 2002051143)

Findings of Fact:

A review of the Project site and surrounding area identified several medical facilities located within 5 miles of the Project Site, see below. The Project can be served by these existing health services within acceptable service ratios. Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered health services or facilities. Impacts would be less than significant, and no mitigation measures are required.

Healthcare Facilities nearest Project:

- Apple Urgent Care, 1688 N Perris Blvd. Perris, CA.:1.75 miles/SE
- True Care Perris, 1675 N Perris Blvd. Perris, CA.: 1.75 miles/SE
- Mead Valley Community Service Clinic, 21091 Rider St. Perris, CA.: 2.7 miles/NW
- Perris Valley Community Health Center, 450 E San Jacinto Ave. Perris, CA.: 2.9 miles/SE

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The Proposed Project consists of the development of a warehouse where employees are expected to come from within the region and therefore would not require additional park or recreational facilities. Therefore, the Proposed Project will not create the need for new recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Impacts would be less than significant, and no mitigation measures are required.
- b) The Proposed Project consists of the development of a warehouse where employees are expected to come from within the region and therefore would not require additional park or recreational facilities. The Project Applicant will be required to comply with Riverside County Ordinance No. 659 (the County DIF), which requires a fee payment by developers for the funding of public facilities, including park facilities. The Project is not expected to increase population and will not 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. Impacts would be less than significant, and no mitigation measures are required.
- c) According to the County of Riverside Economic Development publicly available mapping, the Proposed Project is not located in a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): County of Riverside General Plan - Circulation Element, Figure C-6 *Riverside County Trails and Bikeway System*; Mead Valley Area Plan, Figure 9 *Trails and Bikeway System*

Findings of Fact:

- a) The Proposed Project consists of the development of a warehouse where employees are expected to come from within the region and therefore would not require new trails or the expansion of trails. However, the Project includes construction of 1,250 feet of multipurpose trail per modified County of Riverside Standard No 405 (18-feet in width), consisting of 10-feet

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wide densified granite trail with a split rail equestrian fence separating an 8-foot wide parkway section consisting of 2 feet of landscaping and a 6-foot wide public sidewalk. The multipurpose trail will be constructed within the public right-of-way on the southerly side of Placentia Avenue from the southeasterly intersection of Tobacco Road to the intersection of Harvill Avenue. The trail section is shown on Figure 8 – *Off-Site Improvements*. The trail section is shown on Figure 8 – *Off-Site Improvements*. There will be a public sidewalk along Water Street and Tobacco Road frontage that will satisfy pedestrian use. The Project Applicant will be required to comply with Riverside County Ordinance No. 659 (the County DIF), which requires a fee payment by developers for the funding of public facilities, including trail facilities. Impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan; *Thrifty Oil Warehouse Focused Traffic Assessment, Urban Crossroads, January 30, 2025* (Appendix J); *Thrifty Oil Warehouse, Vehicle Miles Traveled Screening Analysis Urban Crossroads, March 4, 2024* (Appendix J-1).

Findings of Fact:

- a) The MVAP programs and policies are supplemental to, and coordinated with, the policies of the Riverside County General Plan Circulation Element. As such, the circulation system of MVAP is tied to the countywide system and its long-range direction.

The Project Site is located on the southeast corner of Placentia Avenue and Tobacco Road. Trucks coming to the site would generally gain access from I-215 Placentia Avenue exit or Harvill Avenue, and travel west on Placentia Avenue, and exit the Project Site on Tobacco Road, and return to Placentia Avenue eastbound to gain access to Harvill Avenue or the 215 Freeway.

The MVAP identifies applicable circulation policies to include following:

- MVAP 9.1 - Design and develop the vehicular roadway system per MVAP Figure 8, Circulation, and in accordance with the Functional Classifications section in the General Plan Circulation Element.
- MVAP 9.2 - Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

The Proposed Project was reviewed and approved for conformance with Riverside County Ordinance No. 461, "Road Improved Standards and Specifications" by the Riverside County Transportation Department. Project road improvements include the following:

- Tobacco Road: The Project will be conditioned to widen and pave Tobacco Road to approximately 600 feet southerly from the intersection of Placentia Avenue. Improvements include 28-foot halfwidth street plus 18 feet of AC widening per RCRD STD. 111, and installation of curb, gutter, sidewalk and landscaping the parkway on the easterly side of the street per County TMLA standards. An asphalt-concrete berm will be constructed to convey drainage to the Placentia Avenue intersection storm drain system (Lateral H 10.1).
- Placentia Avenue: The Project will be conditioned to widen and pave Placentia Avenue from Tobacco Road intersection to approximately 600 feet easterly along the project frontage. Improvements include 18-feet of right of way to include the required 8-foot multipurpose densified granite trail, 2-foot landscaped parkway and 6-foot sidewalk with curb and gutter on the southerly side of the street per County TMLA standards. A 265-foot taper section of asphalt pavement will be transitioned from the Project frontage easterly to tie into the existing pavement edge.

The General Plan Element identifies that Level of Service (LOS) "C" applies to all development proposals within the MVAP.

The Proposed Project is anticipated to generate a total of 322 two-way trips per day with 30 AM peak hour trips and 35 PM peak hour trips (in actual vehicles). In comparison, the Proposed Project is anticipated to generate a total of 492 Passenger Car Equivalent (PCE) two-way trips per day with 38 PCE AM peak hour trips and 43 PCE PM peak hour trips. According to the County's traffic study guidelines, the Project generates less than 100 vehicle trips during the peak hours and is exempt from preparing a Traffic Impact Analysis. Therefore, it is assumed that the Project would maintain at LOS C consistent with the General Plan. Impacts would be less than significant, and no mitigation is required (Appendix J).

The County's traffic study guidelines indicates that any use which can demonstrate, based on the most recent edition of the ITE Trip Generation Manual or other approved trip generation data, trip generation of less than 100 vehicle trips during the peak hours are generally exempt from traffic analysis requirements. The Project is anticipated to generate fewer than 100 peak hour trips and would contribute fewer than 50 PCE peak hour trips to any off-site intersection. As such, additional traffic analysis is not required for this Project based on the County Guidelines.

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an

effective alternate mode of transportation. The MVAP does not identify any bicycle, pedestrian, and multi-purpose trails in the Project vicinity. As part of the Project, a multipurpose trail will be constructed within the public right-of-way on the southerly side of Placentia Avenue from the southeasterly intersection of Tobacco Road to the intersection of Harvill Avenue. The Project is consistent with the Area Plan’s vision for bikeways and pedestrian facilities. Impacts would be less than significant, and no mitigation is required.

- b) Senate Bill 743, adopted in 2013, added section 21099 to the Public Resources Code, which states that automobile delay, as described by level of service (LOS) or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment. Essentially a project’s environmental impacts can no longer focus on vehicle delays at street intersections or on roadway segments but must use the miles a vehicle must travel between a dwelling and commerce, recreation and/or work. The intent of this shift in methodology is to encourage different land use and transportation decisions to reduce greenhouse gas emission, support in-fill development and improve public health through active transportation. Section 15064.3, subdivision (b)(1) of the CEQA Guidelines requires a determination as to whether the project will result in a substantial increase in vehicle miles traveled (VMT). Riverside County adopted the *Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled* (December 2020) to be compliant with CEQA Guidelines section 15064.3, subdivision (b) and provide screening criteria and methodology for vehicle miles traveled (VMT) analysis.

The Vehicle Miles Traveled Screening Evaluation prepared for the Project (Appendix J-1) identified that the Project falls within the VMT screening criteria for “Small Project/Low GHG Emissions Based Screening.” The County Guidelines identify those projects forecasted to generate greenhouse gas (GHG) emissions below 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) per year are assumed to cause a less than significant VMT impact. County Guidelines identify that industrial warehouse buildings (without refrigeration) below 208,000 square-feet in total building size or General Light Industrial buildings with area less than or equal to 179,000 square-feet are expected to generate fewer than 3,000 MTCO2e per year and would therefore be considered less than significant. The Proposed Project is designed with a total of 186,695 SF. The Greenhouse Gas analysis in Appendix F identified that the Proposed Project does not exceed the County identified threshold. Therefore, this Project will screen out from a VMT analysis, and is therefore consistent with CEQA Guidelines Section 15064.3, subdivision (b). Additionally, as identified in Section 20.b of this document, operational emissions occur over the life of the Project. Appendix F identifies that the operational emissions for the Project are approximately 1,827.49 metric tons of CO2e per year, which does not exceed the SCAQMD screening threshold for all land uses of 3,000 metric tons of CO2e per year. Impacts would be less than significant, and no mitigation is required.

- c) Road improvements required for the Proposed Project include street development and widening and curb and gutter along the Project Site frontage on Placentia Avenue. These improvements will not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because the improvements are designed to meet County standards. Project specific design features that address truck access and stacking are discussed in further detail below.

Truck Access

Due to the typical wide turning radius of large trucks, a truck turning template has been overlaid on the site plan at each applicable Project driveway anticipated to be utilized by

heavy trucks and the site adjacent intersection of Tobacco Road at Placentia Avenue in order to determine appropriate curb radii and to verify that trucks will have sufficient space to execute turning maneuvers. A WB-67 truck (53-foot trailer) has been utilized for the purposes of this assessment. The proposed driveways are anticipated to accommodate the ingress and egress of heavy trucks under both interim and ultimate roadway conditions with the exception of:

- Tobacco Road at Placentia Avenue – The existing 20-foot curb radius on the southwest corner under Opening Day conditions will sufficiently accommodate truck turns (refer to *Exhibit 7 of Attachment F* in Appendix J). A minimum 45-foot curb radius on the southwest and southeast corners should be accommodated under Opening Day and Ultimate roadway conditions in order to facilitate truck turns from all directions (refer to *Exhibit 7 and Exhibit 11 of Attachment F* in Appendix J).
- Driveway 3 at Placentia Avenue – The proposed curb radius on the southeast and southwest corners as currently designed will accommodate truck turns under Opening Day conditions (refer to *Exhibit 8 of Attachment F* in Appendix J). The proposed 65-foot curb radii on the southwest and southeast corners should be accommodated under Ultimate roadway conditions in order to facilitate truck turns into and out of the site (refer to *Exhibit 12 of Attachment F* in Appendix J).

With the developer being the owner of both the Project and the adjacent site to south on Tobacco Road (PPT220047) at the request of County staff, a proposed “joint use” driveway has been provided per the recommendation of County staff. Driveway 2 would require a reciprocal access agreement being approved between the two properties and put in place prior to the start of construction of the southerly building.

Truck Stacking

Using the WB-67 truck template, the truck stacking has been identified behind the gate and the public street at both Driveway 2 on Tobacco Road and Driveway 3 on Placentia Avenue as these are the two driveways anticipated to serve heavy trucks. As a tenant has not currently been identified for the proposed Project, the anticipated truck circulation for the building is unknown at this time. Stacking accommodated on-site is in excess to the stacking provided for other surrounding warehouse uses of similar size in the immediate vicinity and is well in excess of the anticipated truck activity. Based on the Project’s anticipated trip generation, no more than seven (7) trucks are anticipated to arrive during either peak hour, which is approximately one (1) truck every 10 minutes. The intent of the gate operation is to remain open during business hours, however, should the tenant require gates to be closed during business operations, up to four (4) WB-67 trucks could be stored between the closed gate and Tobacco Road along Driveway 2 and up to four (4) WB-67 trucks could be stored between the gate and Placentia Avenue along Driveway 3 (refer to *Exhibits 3 and 4 of Attachment F in Appendix J*). A “Tenant Advisory” could be implemented to identify truck access points and stacking areas which can be supplemented with on-site signage (as-needed).

Therefore, implementation of Project site design features and various required street improvements would not result in geometric changes to the roadways that would create a geometric hazard or sharp curve or dangerous intersection. There would be less than significant impacts, and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Proposed Project roadway modifications along Placentia Avenue and Tobacco Road do not cause an effect upon, or a need for new or altered maintenance of roads as these are existing roadways and the modifications will improve the roadway conditions by installing curb and gutter and pavement rehabilitation. Impacts would be less than significant, and no mitigation is required.
- e) The Proposed Project would not cause an effect upon circulation during the Project's construction because all equipment and materials needed for construction would be staged within the Project Site. Construction vehicles accessing the site would be transported to the site under all State, federal and local transport regulations along the area's roadways. Impacts would be less than significant, and no mitigation is required.
- f) Primary and secondary access for the Proposed Project consists of one driveway off of Placentia Avenue and two driveways off of Tobacco Road, including a shared driveway with the parcel directly adjacent to the south which is a proposed warehouse of similar size. No other development will occur on site, and no designated access to the vacant parcel is planned. Prior to construction, the Project would be subject to review by the County's Fire and Sheriff Departments, as well as grading plan review, to assure that adequate emergency access is provided to and from the Project Site and for surrounding residents. Impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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

Source(s): County of Riverside General Plan - Circulation Element, Figure C-6 *Riverside County Trails and Bikeway System*; Mead Valley Area Plan, Figure 9 *Trails and Bikeway System*.

Findings of Fact:

- a) According to the County of Riverside General Plan, the Project Site is currently not located adjacent to or near any designated bike trails. The Proposed Project does not propose a bicycle trail system or bike lanes, nor is there a requirement to construct or expand any of the existing bike trail/lane systems within the Project vicinity. However, construction of 1,250 feet of multipurpose trail per modified County of Riverside Standard No 405 (18-feet in width), consisting of 10-foot wide densified granite trail with a split rail equestrian fence separating an 8-foot wide parkway section consisting of 2-feet of landscaping and a 6-foot wide public sidewalk. The multipurpose trail will be constructed within the public right-of-way on the southerly side of Placentia Avenue from the southeasterly intersection of Tobacco Road to the intersection of Harvill Avenue. 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
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a Site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

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)?

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

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Source(s): *Phase I Cultural Resources Study for the Thrifty Oil Warehouse Project*, January 5, 2024, BFSa Environmental Services, a Perennial Company; County Archaeologist; *AB52/SB18 Tribal Consultation Notification Letters and Mitigation* (Appendix M).

Findings of Fact:

Tribal Notification Summary

SB18

Senate Bill 18 (SB18) also called the Traditional Tribal Cultural Places bill was signed into law September of 2004 and took effect March 1, 2005. SB 18 refers to PRC §5097.9 and 5097.995 which defines cultural places as: Native American sanctified cemetery place of worship, religious or ceremonial site, or sacred shrine (PRC §5097.9). Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC §5097.993). SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes that have been identified by the NAHC and if that tribe requests consultation after local government outreach as stipulated in Government Code (GC) §65352.3. The purpose of this consultation process is to protect the identity of the cultural place and to develop appropriate and dignified treatment of the cultural place in any subsequent project. The consultation is required whenever a general plan, specific plan, or open space designation is proposed for adoption or to be amended. In addition to the requirements stipulated above, SB 18 amended GC §65560 to “allow the protection of cultural places in open space element of the general plan” and amended Civil Code §815.3 to add “California Native American tribes to the list of entities that can acquire and hold conservation easements for the purpose of protecting their cultural places.”

As part of the application process, California Native American Tribes must be given the opportunity to consult with the County for the purpose of preserving, mitigating impacts to, and identifying cultural places located on project land. Project update notices were sent on to the consulting tribes and consultation was opened for SB18 for the Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, and the Agua Caliente Band of Cahuilla Indians.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AB52

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. 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. Also relevant is the category termed “traditional cultural property” (TCP) which is typically associated with cultural resource management performed under federal auspices. According to Guidelines for Evaluating and Documenting Traditional Cultural Properties (Parker and King 1998), “traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community’s historically rooted beliefs, customs, and practices. A TCP can be defined, generally, as one that is eligible for inclusion in the NRHP because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community. A landscape can be a TCP by extension a TCR, provided the cultural landscape meets the criteria and that the landscape is geographically defined in terms of the size and scope. 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 January 08, 2024. There was no response from the Ramona Band of Cahuilla, the Cahuilla Band of Indians, Pala Band of Mission Indians, Colorado River Indian Tribes, Quechan Indian Nation, Twenty-Nine Palms Band or the Santa Rosa Band of Cahuilla Indians.

Responses were received from the Yuhaaviatam of San Manuel Nation, Morongo Band of Mission Indians, Rincon Band of Luiseno Indians, Pechanga Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians and the Soboba Band of Luiseno Indians.

Yuhaaviatam of San Manuel Nation

Formerly the San Manuel Band of Mission Indians, the Yuhaaviatam of San Manuel Nation responded in an email dated January 08, 2024, that stated, “*The proposed project is located outside of Serrano ancestral territory and, as such, YSMN will not be requesting to receive consulting party status with the lead agency or to participate in the scoping, development, or review of documents created pursuant to legal and regulatory mandates*”. Consultation was considered concluded that day.

Morongo Band of Mission Indians

An emailed letter dated February 07, 2024, was received from the Morongo Band of Mission Indians Tribal Historic Preservation Officer requesting consultation under SB18 and AB52. Morongo told Planning that the Project is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. *Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the Lead Agency to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come. Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1) and Senate Bill (SB) 18 (Government Code § 65352).

Project documents were provided to the tribe on February 07, 2024. Follow-up communications were sent to Morongo, the latest on February 04, 2025, and February 10, 2025. No response was received from the tribe. Planning concluded consultation on February 24, 2025.

Rincon Band of Luiseno Indians

An emailed letter dated January 22, 2024, was received from the Rincon Band of Luiseno Indians. The letter stated that the project “*within the Traditional Use Area (TUA) of the Luiseño people. As such, the Rincon Band is traditionally and culturally affiliated to the project area*”. The tribe requested project documentation, and this was provided to them on the same day. An email was received from Rincon dated January 31, 2024, agreeing with the conditions of approval and concluding consultation.

Pechanga Band of Luiseno Indians

An email dated January 26, 2024, was received from Pechanga requesting consultation. The email stated: “*The Pechanga Tribe asserts that the Undertaking is a part of ‘Atáaxum (Luiseño) territory, and therefore the Tribe’s aboriginal territory as evidenced by the existence of cultural features associated with religious practice and an extensive artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Indians because of the Tribe’s cultural ties to this area as well as our extensive history with the County and other projects within the area. The Tribe hereby informs the County that the Project site is located within a Traditional Cultural Property (TCP). We will provide additional information regarding tribal affiliation and the TCP in our consultation as well as provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project. Additionally, the Tribe requests that no Phase II testing or other ground-disturbing archaeological activities be conducted on the site until after the Tribe and the County consult about the TCRs in our government-to-government consultation*”.

Planning provided the cultural report and the conditions of approval to the tribe on April 23, 2024, and on December 09, 2024. On January 29, 2025, a meeting was held in which this project was discussed. The tribe reiterated the specific information regarding the TCP/TCR mentioned in their letter. An email was received from the tribe dated February 05, 2025, agreeing with the conditions of approval language and concluding consultation.

Agua Caliente Band of Cahuilla Indians

A response was received from the Agua Caliente Band of Cahuilla Indians requesting consultation on the project. The letter stated that the project is within the traditional use area of the tribe and they requested available documentation such as cultural reports. These materials were provided to the tribe on the same day. On January 30, 2024, a letter was received concurring with the conditions of approval and concluding consultation.

Soboba Band of Luiseno Indians

Soboba responded in an email dated February 08, 2024, requesting consultation. The cultural report and conditions of approval were provided to the tribe on February 08, 2024.

Meetings were held February 14, 2024, April 03, 2024, and January 22, 2025, to discuss the project. Soboba provided specific information that the project area falls within a recorded TCR/ landscape. Although there are no tangible resources present on the project property; to mitigate impacts to the landscape, Soboba has proposed TCR mitigation measures **TCR-1** through **TCR-3** below. Consultation was concluded by Planning on February 24, 2025.

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

TCR-1: Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

TCR-2: Unanticipated Resource Discovery. 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 applicant shall call the Riverside County Planning Department, 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(s) (or other appropriate ethnic/cultural group representative), the County Archaeologist or appropriate representative from the Riverside County Planning Department 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 or appropriate representative from the Riverside County Planning Department, as to the appropriate treatment (avoidance, documentation, recovery, etc.) for the Tribal Cultural Resource. All proposed evaluations shall be limited to nondestructive analysis, and subject to approval by the consulting tribe(s).
- Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

TCR-3: Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of Tribal Cultural Resources. Activities will be documented in Tribal Monitoring Notes which will be provided to the applicant on a regular basis and required to be submitted as part of the Phase IV Report to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist or appropriate representative from Riverside County Planning Department to ensure compliance with this mitigation measure and associated

condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any conditions of approval or mitigation measures.

Refer to Appendix M for Conditions of Approval that would also apply as mitigation for Tribal Cultural Resources.

Monitoring: Monitoring will be conducted by qualified archaeologists and tribal representatives identified in **TCR-3** above and COAs.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Will Serve Letter provided by Eastern Municipal Water District, *SAN 53-WS20230001350 – APN: 317-260-017, 018*, dated November 21, 2023 (Appendix K).

Findings of Fact:

- Domestic water and sewer service for the Project area is provided by the Eastern Municipal Water District (EMWD). The EMWD issued a “will serve” letter to the Project Applicant dated November 21, 2023, indicating that the District has capacity to provide both water and sewer service to the Proposed Project within EMWD’s existing facility abilities. Because the Proposed Project’s connection to EMWD’s existing facilities will occur within existing roadways and rights of way and stormwater will be contained on site, the Project does 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. Impacts would be less than significant. Impacts would be less than significant.
- The EMWD reviewed the Proposed Project’s water needs in light of project water demands in its Urban Water Management Plan and issued a “will serve” letter to the Project Applicant for domestic water service on November 21, 2023. Therefore, there are sufficient water supplies available to serve the Proposed Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review; Will Serve Letter provided by Eastern Municipal Water District, SAN 53-WS20230001350 – APN: 317-260-017, 018, dated November 21, 2023 (Appendix K).

Findings of Fact:

- a) Domestic sewer service for the Project area is provided by the EMWD via an existing 8" sewer line on Placentia Avenue. Sewer connection fees will be paid by the Project owner that will help pay a prorated portion of cumulative connection impacts to the wastewater treatment facilities. Because the sewer connection will occur within existing roadways and rights of way, the Proposed Project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. Impacts would be less than significant, and no mitigation is required.
- b) The EMWD issued a "will serve" letter to the Project Applicant for sewer service on November 21, 2023, that indicated it had capacity to serve the Project within its existing facility abilities. Therefore, the Project will not result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the projected demand in addition to the provider's existing commitments. Impacts would be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan

Findings of Fact:

- a) Solid waste generated within the planning area is primarily transferred to the Riverside County Waste Management Department's (RCWMD) Badlands Landfill, located approximately 1.5 miles north of SR-60 near Ironwood Ave and Theodore Street. However, the County's waste hauler can also use other County landfills in the area such as the Lamb Canyon Landfill and El Sobrante landfill. All Riverside County landfills are Class III disposal sites permitted to receive non-hazardous municipal solid waste. Waste Management of Inland Empire currently provides waste pickup in the Project area. The intention of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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goals, policies, and land use map of the County's General Plan is that the Project Site and surrounding parcels be used for residential and other permitted purposes. The Proposed Project is consistent with the designated land use and waste generated has therefore been accounted for in the County's long-range plans for waste management and landfill capacity. As such, the County's solid waste handling infrastructure has sufficient capacity to serve solid waste generated by the Proposed Project.

The Proposed Project would generate construction waste during building construction, and general solid waste during operations. As noted above, the Proposed Project's waste generation would be handled by the local waste hauler and sufficient capacity would exist at the local County landfills. Therefore, the Project will not 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. Impacts would be less than significant, and no mitigation is required.

- b) The Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939). AB 939 requires each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of the solid waste landfilled by the year 2000. Riverside County reports to the State indicate that the County is in compliance with the AB 939 goals. The County's private waste hauler provides contractors separate bins where construction waste can be separated for disposal from regular trash, which is typically required by waste haulers for construction projects to ensure proper recycling and disposal of construction debris. During operations, the Proposed Project would be required to comply with the County's recycling regulations where separate bins for recyclable materials will be placed and handled separately by the waste hauler. Therefore, the Proposed Project will comply with federal, state, and local management and reduction statutes and regulations related to solid waste including the CIWMP. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Utility Companies.

Findings of Fact:

- a) Electricity: Development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. Information from the CalEEMod 2022.1 Daily and Annual Outputs contained in the Air Quality Impact studies

(Appendix A) was utilized to generate estimates of the Project's electricity, natural gas, and fuel consumption for construction and operational aspects of the Project. Electricity used for the Project during construction and operations would be provided by Southern California Edison (SCE), which serves more than 15 million customers. The increased demand is expected to be sufficiently served by existing SCE electrical facilities; however, the Applicant received a letter from SCE (dated May 9, 2022) indicating the company "will serve" the project and will review for a determination of the required electrical utility work. There are currently overhead power lines and related easements on Water Street. All of these lines will remain overhead in coordination with Southern California Edison. Impacts would be less than significant, and no mitigation is required.

- b) Natural Gas: The Project is designed to solely rely on electricity for all services, and no natural gas would be used. There would be no impact on natural gas services and no mitigation is required.
- c) Communications Systems: Existing overhead telephone and cable TV cables will remain in their current location to serve the Project. Impacts would be less than significant, and no mitigation is required.
- d) Street Lighting: The County will require street lighting along the project frontage as a standard condition of approval. The streetlights will be consistent with the County of Riverside standards. Impacts would be less than significant, and no mitigation is required.
- e) Public Facilities: Water Street and Tobacco Avenue will be widened and re-paved with a new curb and gutter and sidewalk on the easterly side for its full length along the Project frontages. Curb cuts with accessible pedestrian crossings will be constructed on the north side of Water Avenue at the intersection with Tobacco Road. Land is being dedicated to the County to facilitate these improvements to public facilities. These features will be maintained by the County, but they will be designed and constructed to County standards which facilitates proper maintenance. Impacts would be less than significant, and no mitigation is required.
- f) Government Services: There will be no government services that need to be constructed as part of, or to serve the Proposed Project. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan - Safety Element, Figure 6 *Fire Hazard Severity Zone*, Figure 7 *Fire Hazard Severity Zone (West County) and Emergency Service Facilities*, and Figure 8 *Wildland-Urban Interface*; Mead Valley Area Plan, Figure 12 *Fire Hazard Severity Zone*; County of Riverside GIS Database, Parcel Report.

Findings of Fact:

- a) The California Fire Hazard Severity Zone Mapping, the County of Riverside GIS Database, and the County General Plan Figures show that the Project Site is not within a High Fire Severity Zone. The area west of Tobacco Road is mapped as within a "Very High" Fire Hazard Severity Zone. The County of Riverside utilizes a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

During construction, all activities will occur on the Project Site. Road improvements may temporarily block full access to Placentia Avenue and Tobacco Road, but such closures would be in accordance with all local and State guidelines to allow for emergency access. For Proposed Project operations, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspections. This includes a review for compliance with Riverside County Ordinance No. 787, which requires, among other measures, the County to review all future building plans to ensure that every building is positioned in a way that allows adequate access for emergency. Therefore, impacts would be less than significant, and no mitigation is required.

- b) The Project area is primarily flat, and a rock outcropping is located west of the Project Site, west of Tobacco Road. The County for Riverside General Plan classifies the Project area as Other Areas, as no wildfire susceptibility rating has been identified for the Project Site.

Construction

While the Project Site is not identified as being within a high fire risk area, the vacant area immediately adjacent to the Project Site on the west, along Tobacco Road, is identified as having a high fire risk, though this area primarily consists of rocks and boulders, as well as small dry, weedy vegetation. The National Weather Service issues Red Flag Warnings & Fire Weather Watches to alert fire departments of the onset, or possible onset, of critical weather and dry conditions that could lead to rapid or dramatic increases in wildfire activity.

A Red Flag Warning is issued for weather events which may result in extreme fire behavior that will occur within 24 hours. A Fire Weather Watch is issued when weather conditions could exist in the next 12-72 hours. A Red Flag Warning is the highest alert. During these

times extreme caution is urged by all residents, because a simple spark can cause a major wildfire. A Fire Weather Watch is one level below a warning, but fire danger is still high.

The contractor must submit a fire safety practices and procedures document for welding and the use of various equipment, consistent with OSHA General Industry Standards. The procedures must include procedures for routinely checking weather reports, requiring fire suppression equipment to be functional and maintained on site at all times, emergency procedures, and the protocol for suspension of welding operations, outside of a partially or fully constructed building, when a Red Flag warning has been issued by the National Weather Service. Welding inside of a partially or fully constructed warehouse would be authorized.

Operations

The Project is subject to compliance with the 2023 California Building Code (or the most current version) and the 2022 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations, or most current version). Compliance with these regulations would reduce impacts of wildfire risks to Project occupants including, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

- c) Implementation of the Proposed Project would not 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. Impacts would be less than significant.
- d) The Project Site is not within a High Fire Hazard Severity Zone and there is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the Project Site. The Project Site and surrounding area are flat with no steep slopes. As the Project Site and vicinity are not within a wildfire hazard zone, wildfire hazards are not anticipated to occur. The Project would not expose people or structures to downslope flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, there would be no impact.
- e) The Project Site is not within a High Fire Hazard Severity Zone. The Project would be constructed to comply with the 2023 California Building Code (or the most current version) and the 2020 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations). Therefore, the Project would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal,

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or eliminate important examples of the major periods of California history or prehistory?

Source(s): County of Riverside General Plan; Mead Valley Area Plan; Project Technical Studies and Reports; Staff Review

Findings of Fact:

The Project Site is vacant, contains no drainages, and complies with the Western Riverside Multiple Species Habitat Conservation Plan. The site contains suitable habitat for burrowing owl and nesting birds, although none were identified on site. However, implementation of Mitigation Measure **BIO-1** and **BIO-2** will reduce potential impacts to burrowing owl and nesting birds during construction by conducting a pre-construction survey and implementing the appropriate mitigation measures, if found. Implementation of the Project will not 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.

The portion of Project Site slated for development does not contain examples of the major periods of California history or prehistory. Implementation of **TCR-1 through TCR-3** will manage unanticipated discoveries through implementation of extensive monitoring, reporting and inspection required procedures to reduce impacts to potential cultural resources and will reduce impacts to less than significant levels.

Thus, the Proposed Project will not 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, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, impacts are less than significant with mitigation incorporated.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): County of Riverside General Plan; Staff Review; Project Application Materials

Findings of Fact:

The environmental analysis conducted in this Initial Study determined that the Proposed Project is consistent with the County's General Plan land use and zoning projections. The land use has been considered with overall County growth. The analysis demonstrated that the Project is in compliance with federal, State, and County applicable regulations. There are no other projects planned for the Project vicinity that would be considered cumulatively considerable. Therefore, the Project would not create impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because Project impacts were either determined to have no impact or to be less than significant.

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

Source(s): County of Riverside General Plan; Staff Review; Project Application Materials

Findings of Fact:

The Project is required to comply with a number of Project-specific mitigation measures that are identified throughout this document to ensure that the Project's environmental effects will have a less than significant effects on human beings, either directly or indirectly. These mitigation measures are summarized in Section IX.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). There was no earlier analyses, therefore, this is not applicable.

VII. LIST OF APPENDICES

Appendix A	Air Quality Impact Analysis
Appendix A-1	Health Risk Assessment
Appendix B	Biological Assessment, Jurisdictional Delineation and MSHCP Consistency Analysis
Appendix B-1	Burrowing Owl Survey Letter
Appendix C	Cultural Resources Assessment
Appendix C-1	Paleontological Assessment
Appendix D	Energy
Appendix E	Geotechnical Engineering Exploration and Analysis
Appendix F	Greenhouse Gas Analysis
Appendix G	Phase 1 Environmental Site Assessment
Appendix G-1	Airport Land Use Commission Development Review
Appendix H	Hydrology Study
Appendix H-1	Water Quality Management Plan
Appendix I	Noise Study
Appendix J	Focused Traffic Assessment
Appendix J-1	Vehicle Miles Traveled
Appendix K	Will Serve Letter
Appendix L	Environmental Justice Checklist
Appendix M	Tribal Correspondence Letters and Mitigation

VIII. LIST OF EXHIBITS

Figure 1	Regional Location
Figure 2	Project Site - Aerial View
Figure 3	Project Site - USGS View
Figure 4	Site Plan
Figure 5A	Building Colored Elevations
Figure 5B	Building Elevations and Profiles
Figure 6	Landscaping Plan
Figure 7	Photometric Plan
Figure 8	Off-Site Improvement Areas
Figure 9	Project Site Zoning
Figure 10	Environmental Justice Communities

IX. SUMMARY OF MITIGATION MEASURES

Mitigation Measure	Monitoring Method
<p>BIO-1: A Pre-Construction Burrowing Owl Survey shall be conducted by a qualified biologist no more than 30-days prior to any ground disturbance activities. Surveys shall be completed following the recommendations and guidelines provided within the Burrowing Owl Survey Instructions for the Western Riverside MSHCP (RCA, 2006). Surveys should be conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys will not be accepted if they are conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. Surveys should be conducted in the morning one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset. Count and map all burrowing owl sightings, occupied burrows, and burrows with owl sign. Record the location of all owls including numbers of pairs and juveniles and any behavior such as courtship and mating. Map the extent of all suitable habitat. It should be noted that owl signs may not be detectable if surveys are conducted within 5 days following rain.</p>	<p>A qualified biologist will conduct pre-construction surveys as identified in the mitigation measure.</p>
<p>BIO-2: Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the</p>	<p>A qualified biologist will conduct pre-construction surveys as identified in the mitigation measure.</p>

qualified biologist has determined the young birds have successfully fledged and the nest is inactive.	
<p>PAL-1: Paleontological Monitoring. Portions of this site are mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:</p> <p>PRIOR TO ISSUANCE OF GRADING PERMITS:</p> <ol style="list-style-type: none"> 1. The 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). 2. The project paleontologist retained 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 for approval by the County Geologist 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: <ol style="list-style-type: none"> 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. 	Monitoring to be conducted by a qualified Paleontologist in coordination with the County Geologist

- 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. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the

report's content (eg. Professional Geologist), as necessary A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System. Please use the following COUNTY OF RIVERSIDE links for this purpose:

Filing instructions for a Paleontological Report Review - [COUNTY OF RIVERSIDE](#)

Instructions for submitting Paleontological Documents through Riverside County's Plus Online - [COUNTY OF RIVERSIDE](#)

Paleontological Report Review Supplemental Information Form - [COUNTY OF RIVERSIDE](#)

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

TCR-1: Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall

A qualified archaeological monitor, in coordination with a tribal monitor, will monitor grading activities and provide a report to the County upon completion.

identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	
<p>TCR-2: Unanticipated Resource Discovery. 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:</p> <ul style="list-style-type: none"> • All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the Riverside County Planning Department, 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(s) (or other appropriate ethnic/cultural group representative), the County Archaeologist or appropriate representative from the Riverside County Planning Department 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 or appropriate representative from the Riverside County Planning Department, as to the appropriate treatment (avoidance, documentation, recovery, etc.) for the Tribal Cultural Resource. All proposed evaluations shall be limited to nondestructive analysis, and subject to approval by the consulting tribe(s). • Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. 	A qualified archaeological monitor, in coordination with a tribal monitor, will monitor grading activities and provide a report to the County upon completion.
TCR-3: Native American Monitor. American Monitor Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American	A qualified archaeological monitor, in coordination with a tribal monitor, will monitor grading activities and provide a report to the County upon completion.

Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of Tribal Cultural Resources. Activities will be documented in Tribal Monitoring Notes which will be provided to the applicant on a regular basis and required to be submitted as part of the Phase IV Report to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist or appropriate representative from Riverside County Planning Department to ensure compliance with this mitigation measure and associated condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. RIVERSIDE COUNTY CONDITIONS OF APPROVAL

60. Prior to Grading Permit Issuance

Planning-CUL

060 – Planning CUL-1 ECS sheet (Cultural)

Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be used, if needed, for reburial of any artifacts that have been identified during grading and cannot be avoided. This area will be protected and not disturbed in the future. This is confidential information, and the exact nature of this area will not be called out on the grading plans.

060 – CUL-2 Native American Monitor

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.

060 – CUL-3 Project Archaeologist

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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70. Prior to Grading Final Inspection

Planning – CUL

070 – Planning CUL-1 Artifact Disposition

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

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), shall be 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 ensuring access and use pursuant to the Guidelines.

Prehistoric Resources- One of the following treatments shall be applied.

- a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. 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 confidential cover and not subject to a Public Records Request.
- b. If reburial is not agreed upon by the Consulting Tribes, then the resources shall be curated at a culturally appropriate manner 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 ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 – Planning CUL-2 Phase IV 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 the 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GENERAL REFERENCES

- California Farmland Mapping and Monitoring Program: Important Farmland Finder, [Farmland Mapping & Monitoring Program \(ca.gov\)](#), accessed 2/1/2024
- County of Riverside General Plan, [Riverside County General Plan | Planning Department Riverside County \(rctlma.org\)](#), accessed 2/20/2024
- County of Riverside General Plan - Mead Valley Area Plan (MVAP), [Portals-14-genplan-GPA-2022-Compiled-MVAP-4-2022-rev.pdf \(rctlma.org\)](#), accessed 2/22/2024
- General Plan Final Program Environmental Impact Report (State Clearinghouse No. 2002051143), [GENERAL PLAN - ENVIRONMENTAL IMPACT REPORT - VOLUME I | Planning Department Riverside County \(rctlma.org\)](#), accessed 2/20/2024
- Riverside County Climate Action Plan ("CAP"), [Riverside County Climate Action Plan | Planning Department Riverside County \(rctlma.org\)](#), accessed 2/1/2024
- Riverside County Airport Land Use Compatibility Plan, [Riverside County Airport Land Use Compatibility Plan | Riverside County Airport Land Use Commission \(rcaluc.org\)](#), accessed 2/29/2024
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- Western Riverside County Regional Conservation Authority (RCA), [Western Riverside County Regional Conservation Authority \(wrc-rca.org\)](#)

PROJECT SPECIFIC REFERENCES

- Armstrong & Brooks Consulting Engineers, *Hydrology Study for The Orden Company-Perris North Development*, December 4, 2023
- Armstrong & Brooks Consulting Engineers, *Project Specific Water Quality Management Plan*, December 1, 2023
- BFSA Environmental Services, a Perennial Company, *Phase I Cultural Resources Study for the Thrifty Oil Warehouse Project*, January 5, 2024
- Geo Environmental Resources, Inc., *Geotechnical Engineering Exploration and Analysis Proposed Commercial Tilt-up Building 23628 Water Street Perris, CA*, March 26, 2022
- Jennings Environmental, LLC., *Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis for the Development of APNs: 317-260-017 and 018, Unincorporated Perris, Riverside County, California*, January 2024
- Urban Crossroads, *Land Use Compatibility for Community Noise Exposure; Thrifty Oil Warehouse Traffic Study Scoping Agreement*, January 30, 2024

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Urban Crossroads, *Thrifty Oil Warehouse Project Energy Analysis*, January 24, 2024

Urban Crossroads, *Thrifty Oil Warehouse Project Greenhouse Gas Analysis*, January 24, 2024

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