



	<p>Lighting Policy Area are required to comply with Riverside County Ordinance No. 655, which requires (with certain exceptions) that outdoor lighting must be located, directed, and shielded from spilling onto adjacent properties, including roadways. Parking lot area lighting for the Project will utilize energy-efficient LED shielded fixtures with energy savings control options and occupancy sensing units. In addition, Project development and operation will comply with all County of Riverside requirements and County-imposed Standard Conditions.</p>
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**AGRICULTURE AND FORESTRY RESOURCES**

<p><b>County of Riverside General Plan – Multipurpose Open Space Element</b></p> <p><b>Policy OS 7.3</b> – Encourage conservation of productive agricultural lands and preservation of prime agricultural lands.</p> <p><b>Policy OS 7.5</b> – Encourage the combination of agriculture with other compatible open space uses in order to provide an economic advantage to agriculture. Allow by right, in areas designated Agriculture, activities related to the production of food and fiber, and support uses incidental and secondary to the on-site agricultural operation.</p> <p><b>Mead Valley Area Plan</b></p> <p>The Mead Valley Area Plan “Land Use Assumptions and Calculations” indicate no acreage designated as Agriculture (AG).</p>	<p><b>CONSISTENT.</b></p> <p>The Project site is located within an area the Riverside County General Plan (and Farmland Mapping and Monitoring Program of the California Resources Agency) designates as “Farmland of Local Importance.” Agricultural activities occurred on the Project site in the distant past. However, the existing Project site is vacant, unused, has grade differentials of approximately 45 feet, and is surrounded by non-agricultural uses. The Project site is <u>not</u> utilized for farmland purposes and is <u>not</u> zoned for agricultural uses. In addition, the Project site is <u>not</u> subject to a Williamson Act contract and is <u>not</u> located within a Riverside County Agricultural Preserve.</p> <p><b>CONSISTENT.</b></p> <p>The Project site is not designated for agricultural or forestry uses.</p>
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<b>AIR QUALITY</b>	
<p><b>County of Riverside General Plan – Land Use Element</b></p> <p><b>Policy LU 11.1</b> – Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.</p> <p><b>Policy LU 11.2</b> – Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools.</p> <p><b>Policy LU 11.4</b> – Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.</p> <p><b>Policy LU 11.5</b> – Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.</p> <p><b>County of Riverside General Plan – Healthy Communities Element</b></p> <p><b>Policy HC 14.2</b> – When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.</p> <p><b>County of Riverside General Plan – Air Quality Element</b></p> <p><b>Policy AQ 3.3</b> – Encourage large employers and commercial/industrial complexes to create Transportation Management Associations.</p> <p><b>Policy AQ 3.4</b> – Encourage employee rideshares and transit incentives for employers with more than 25 employees at a single location.</p> <p><b>Policy AQ 4.1</b> – Require the use of all feasible building materials/methods which reduce emissions.</p> <p><b>Policy AQ 4.7</b> – To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.</p> <p><b>Policy AQ 4.9</b> – Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.</p>	<p><b>CONSISTENT WITH MITIGATION.</b></p> <p>The Project site General Plan land use and Municipal Code zoning designations provide that the proposed warehouse/logistics use is an allowed use. The Project is industrial in nature and thereby will increase local employment levels which in turn will minimize long-distance commuting.</p> <p>The proposed building and loading docks are located between 100 and more than 200 feet from adjacent residences.</p> <p>Project development will include bicycle trail improvements to the extent required by the County.</p> <p>The Project will result in approximately 8,095.32 MTCO<sub>2</sub>e per year, which would exceed the County’s screening threshold of 3,000 MTCO<sub>2</sub>e per year. Absent Project demonstrated attainment of at least 100 points through the implementation of CAP Update Screening Table features, the Project could generate direct or indirect GHG emissions that would result in a significant impact on the environment. Implementation of Mitigation Measures MM-GHG-1 through MM-GHG-3 would reduce GHG impacts of the Project to less than significant.</p> <p><b>MM-GHG-1:</b> The Project shall implement Screening Table Measures providing for a minimum 100 points per the County Screening Tables. The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs</p>

<p><b>Policy AQ 15.1</b> – Identify and monitor sources, enforce existing regulations, and promote stronger controls to reduce particulate matter.</p> <p><b>Policy AQ 17.1</b> – Reduce particulate matter from agriculture, debris hauling, street cleaning, utility maintenance, railroad rights-of-way, and off-road vehicles to the extent possible.</p> <p><b>Policy AQ 17.4</b> – Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they product the minimum practicable level of particulates.</p> <p><b>Policy AQ 17.7</b> – Separate trucks from other vehicles in industrial areas of the County with the creation of truck-only access lanes to promote the free flow of traffic.</p> <p><b>Policy AQ 17.9</b> – Encourage the installation and use of electric service units at truck stops and distribution centers for heating and cooling truck cabs, and particularly for powering refrigeration trucks in lieu of idling of engines for power.</p> <p><b>Policy AQ 17.10</b> – Promote and encourage the use of natural gas and electric vehicles in distribution centers.</p>	<p>prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.</p> <p><b>MM-GHG-2:</b> The Project shall comply with CAP Update Measure R2-CE1. CAP Update Measure R2-CE1 requires that the Project provide onsite renewable energy production generation comprising at least 20 percent of the Project energy demand. The County shall verify implementation of CAP Update Measure R2-CE1 within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of Occupancy.</p> <p><b>MM-GHG-3:</b> The Project shall comply with applicable provisions of the County of Riverside Good Neighbor Policy for Logistics and Warehouse/Distribution Centers as implemented through the Project Conditions of Approval.</p> <p>The Project would result in significant air quality impacts, including:</p> <ul style="list-style-type: none"> <li>• Project operational-source NOx emissions exceedances would delay or obstruct goals and strategies articulated in the AQMP for the South Coast Air Basin.</li> <li>• Project operational-source NOx emissions would exceed applicable SCAQMD regional thresholds.</li> </ul>
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- Project construction activities would generate PM<sub>10</sub>/PM<sub>2.5</sub> emissions concentrations exceeding applicable LSTs.

The following mitigation is required:

**MM-AQ-1:** During Project site preparation and grading activity, all actively graded areas within the Project site shall be watered at 2.1-hour watering intervals (e.g., 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12% is maintained for actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.

**MM-AQ-2:** Truck access gates and loading docks within the truck court on the Project site shall be posted with signs that state as follows:

- Truck drivers shall turn off engines when not in use;
- Diesel delivery trucks servicing the Project shall not idle for more than five (5) minutes; and,
- Telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

**MM-AQ-3:** Site design shall allow for trucks to check-in within the facility area to prevent queuing of trucks outside the facility.

Signs shall be posted in loading dock areas that instruct truck drivers to shut down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to “neutral” or “park,” and the parking brake is engaged.

	<p><b>MM-AQ-4:</b> The Project shall be designed to incorporate electric vehicle charging stations and carpool parking spaces for employees.</p> <p><b>MM-AQ-5:</b> The Project shall comply with provisions of the County of Riverside <i>Good Neighbor Policy for Logistics and Warehouse/Distribution Centers</i>.</p> <p><b>MM-AQ-6:</b> The Project shall comply with CAP Update Measure R2-CE1. CAP Update Measure R2-CE1 requires that the Project provide onsite renewable energy production generation comprising at least 20 percent of the Project energy demand. The County shall verify implementation of CAP Update Measure R2-CE1 within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of Occupancy.</p> <p>Mitigation measures presented above would act to generally reduce operational-source emissions. However, there are no feasible means to reduce Project operational-source NOx emissions to levels that would be less-than-significant. This is a significant and unavoidable impact of the Project. All other Project air quality impacts would be less-than-significant.</p>
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**BIOLOGICAL RESOURCES**

**County of Riverside General Plan – Multipurpose Open Space Element**

**OS 5.5** – Preserve and enhance existing native riparian habitat and prevent obstruction of natural water resources. Prohibit fencing that constricts flow across watercourses and their banks. Incentives shall be utilized to the maximum extent possible.

**OS 17.1** – . . . Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department’s Environmental Programs Division. Habitat assessment and species-specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

**OS 17.2** – Enforce the provisions of applicable MSHCP’s and implement related Riverside County policies when conducting review of development applications.

**Mead Valley Area Plan**

**MVAP 17.6** – Protect sensitive biological resources in Mead Valley Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

**CONSISTENT.**

The Project site is vacant and covered by grassland and a few trees (in the southern portion of the site). No water courses flow across the 31.55-acre property

The Project site is located in the Mead Valley Area Plan of the Multiple Species Habitat Conservation Plan (MSHCP). The Project site is within Cell Group B (Cell #2432) of the MSHCP. This will require compliance with the Habitat Assessment and Negotiation Strategy (HANS) process and Joint Project Review/Regional Conservation Authority (JPR/RCA) review.

**CONSISTENT.**

The “Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis” conducted for the Project and Project site concludes as follows - - ‘With completion of the recommendations in this document and payment of the MSHCP and SKR mitigation fees, development of the project site is fully consistent with the Western Riverside County MSHCP.’”

The Project will be required to comply with MHSCP policies. The Project site is not located within designated environmentally

	sensitive lands, wetlands, floodplains, or riparian management sections of the Multipurpose Open Space Element.
<b>CULTURAL RESOURCES</b>	
<p><b>County of Riverside General Plan – Multipurpose Open Space Element</b></p> <p>The following General Plan policies are relevant to the Cultural Resources and to Project development.</p> <p><b>Policy OS 19.2:</b> The County of Riverside shall establish a cultural resources program in consultation with Tribes and the professional cultural resources consulting community. Such a program shall, at a minimum, address each of the following: application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; and the descendant community consultation requirements of local, state and federal law.</p> <p><b>Policy OS 19.3:</b> Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.</p> <p><b>Policy OS 19.4:</b> To the extent feasible, designate as open space and allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state.</p> <p><b>Policy OS 19.5:</b> Exercise sensitivity and respect for human remains from both prehistoric and historic time periods and comply with all applicable laws concerning such remains.</p>	<p><b>CONSISTENT WITH MITIGATION.</b></p> <p>A field survey and research have indicated there are no cultural resources located within the Project site boundaries. However, the Assessment further concludes the Project site “is considered sensitive for buried cultural resources” because numerous prehistoric archaeological sites have been identified in the vicinity of the Project site.</p> <p>The following Mitigation Measures are included in the EIR to ensure any impact to archaeological sites or resources would be lessened and remain less than significant and thereby would ensure Project consistency with relevant County General Plan policies.</p> <p><b>MM-CR-1:</b> 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</p>

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.

**MM-CR-2:** If during ground disturbance activities, unanticipated unique cultural resources\* are discovered, the following procedures shall be followed:

i. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the archaeologist, the tribal representative, and the Planning Director to discuss the significance of the find.

ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the

	<p>Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>iii. Grading or further ground disturbance shall not resume within the area of the discovery until a decision has been made through consultation with all relevant parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will continue if needed.</p> <p>iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or reburial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.</p> <p>v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the County for their review and approval prior to implementation of the said plan.</p> <p>vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b), if the project will cause damage to a unique archaeological resource, the County shall determine if reasonable efforts can be formulated to permit any or all of these resources to be preserved in place or left in an undisturbed state. If the landowner and the Tribe(s) cannot agree on the significance or</p>
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	<p>the mitigation for the archaeological or cultural resources, these issues will be presented to the County Planning Director for decision. The County Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe(s).</p> <p>* Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Native American Tribe(s).</p> <p><b>MM-CR-3:</b> Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in</p>
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	accordance to procedures stipulated in the Cultural Resources Management Plan.
<b>ENERGY</b>	
<b>None. Reference Greenhouse Gas Emissions.</b>	<b>NOT APPLICABLE.</b>
<b>GEOLOGY AND SOILS</b>	
<p><b>County of Riverside – Safety Element</b></p> <p><b>Policy S 2.2</b> – Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings.</p> <p><b>Policy S 3.1</b> – Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act.</p> <ul style="list-style-type: none"> <li>a) Preliminary geotechnical and geologic investigations.</li> <li>b) Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.</li> <li>c) Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by state-licensed professionals.</li> </ul> <p><b>Policy S 3.3</b> – Before issuance of building permits, require certification regarding the stability of the site against adverse effects of rain, earthquakes, and subsidence.</p> <p><b>Policy S 3.11</b> – Require studies that address the potential of this hazard on proposed development within “High” and “Very High” wind erosion hazard zones as shown on Figure S-8, Wind Erosion Susceptibility Map.</p> <p><b>Policy S3.12</b> – Include a disclosure about wind erosion susceptibility on property title for those properties located within “High” and “Very High” wind erosion hazard zones as shown on Figure S-8, Wind Erosion Susceptibility Map. (AI 92)</p> <p><b>Policy S 3.13</b> – Require buildings to be designed to resist wind loads.</p>	<p><b>CONSISTENT.</b></p> <p>There are no landslides mapped on, or near, the Project site.</p> <p>The Geological Investigation indicates “the test results indicate that the soils are classified as having a “slight” degree of specimen collapse. The required remedial grading and compaction adherence to the geology report recommendations and existing grading regulations make the impacts less than significant.</p> <p>The Project site is not located within a “High” or “Very High” wind erosion hazard zone. In addition, Project development will replace a vacant, grassland covered property with a warehouse/logistics building and a parking lot, thereby further lessening the potential for wind-caused soil erosion or blowsand damage.</p>
<b>GREENHOUSE GAS EMISSIONS</b>	
<p><b>Riverside County General Plan Policies</b></p> <p><b>Air Quality</b></p> <p><b>Policy LU 11.1</b> – Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.</p>	<p><b>CONSISTENT WITH MITIGATION.</b></p> <p>The Project will result in approximately 8,095.32 MTCO<sub>2e</sub> per year, which would exceed the County’s screening threshold of 3,000 MTCO<sub>2e</sub> per year. Absent</p>

<p><b>Policy LU 11.2</b> – Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools.</p>	<p>Project demonstrated attainment of at least 100 points through the implementation of CAP Update Screening Table features, the Project could generate direct or indirect GHG emissions that would result in a significant impact on the environment. Implementation of Mitigation Measures MM-GHG-1 through MM-GHG-3 would reduce GHG impacts of the Project to less than significant.</p>
<p><b>Policy LU 11.4</b> – Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.</p>	
<p><b>Policy LU 11.5</b> – Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.</p>	
<p><b>Solar Energy Resources</b></p>	<p><b>MM-GHG-1:</b> The Project shall implement Screening Table Measures providing for a minimum 100 points per the County Screening Tables. The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.</p>
<p><b>Policy LU 17.1</b> – Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use.</p>	
<p><b>Water Conservation and Water-Efficient Landscaping</b></p>	
<p><b>Policy LU 18.1</b> – Ensure compliance with Riverside County’s water-efficient landscape policies. Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County’s California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather-based controllers and utilize state-of-the-art water-efficient irrigation components.</p>	<p><b>MM-GHG-2:</b> The Project shall comply with CAP Update Measure R2-CE1. CAP Update Measure R2-CE1 requires that the Project provide onsite renewable energy production generation comprising at least 20 percent of the Project energy demand. The County shall verify implementation of CAP Update Measure R2-CE1 within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of Occupancy.</p>
<p><b>Policy LU 18.2</b> – Minimize use of turf. Minimize the use of natural turf in landscape medians, front-yard typical designs, parkways, other common areas, etc. and use drought tolerant planting options, mulch, or a combination thereof as a substitute. Limit the use of natural turf to those areas that serve a functional recreational element. Incorporate other aesthetic design elements such as boulders, stamped concrete, pavers, flagstone, decomposed granite, manufactured rock products to enhance visual interest and impact.</p>	
<p><b>Policy LU 18.3</b> – Design and field check irrigation plans to reduce run-off. Emphasize the use of subsurface irrigation techniques for landscape areas adjoining non-permeable hardscape. Utilize subsurface irrigation or other low volume irrigation technology in association with long, narrow, or irregularly shaped turf areas. Minimize use of irregularly shaped turf areas.</p>	
<p><b>Water Conservation</b></p>	<p><b>MM-GHG-3:</b> The Project shall comply with applicable provisions</p>
<p><b>Policy OS 1.4</b> – Promote the use of recycled water for landscape irrigation.</p>	

**Policy OS 1.5** – Encourage the installation of water-conserving systems such as dry wells and graywater systems, where feasible, especially in new developments. The Installation of cisterns or infiltrators shall also be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms.

**Policy OS 2.1** – Implement a water-efficient landscape ordinance and corresponding policies that promote the use of water-efficient plants and irrigation technologies, minimizes the use of turf, and reduces water-waste without sacrificing landscape quality.

### **Solar Energy**

**Policy OS 11.2** – Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments.

**Policy OS 11.4** – Encourage site planning and building design that maximizes solar energy use/potential in future development applications.

### **Energy Resources**

### **Energy Conservation**

**Policy OS 16.1** – Continue to implement Title 24 of the California Code of Regulations (the “California Building Standards Code” particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards within CCR Title 24.

**Policy OS 16.10** – Encourage installation and use of cogenerating systems where they are cost-effective and appropriate.

**Policy 16.14** – Coordinate energy conservation activities with the County Climate Action Plan (CAP) as decreasing energy usage also helps reduce carbon emissions.

### **Environmental Health**

**Policy HC 14.2** – When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.

### **Energy Efficiency and Conservation**

of the County of Riverside Good Neighbor Policy for Logistics and Warehouse/Distribution Centers as implemented through the Project Conditions of Approval.

**Policy AQ 5.1** – Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.

**Policy AQ 5.2** – Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments.

**Policy AQ 5.4** – Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

#### **Riverside County Climate Action Plan**

**Policy AQ 18.2** – Adopt GHG emissions reduction targets. Pursuant to the results of the Carbon Inventory and Greenhouse Gas Analysis for Riverside County, future development proposed as a discretionary project pursuant to the General Plan shall achieve sufficient reductions in greenhouse gas emissions in order to be found consistent with the County’s Climate Action Plan.

#### **GHG Emission Reduction Focus Areas – Transportation-Related Objectives**

**Policy AQ 20.6** – Reduce emissions from commercial vehicles, through VMT, by requiring all new commercial buildings, in excess of 162,000 square feet, to install circuits and provide capacity for electric vehicle charging stations.

#### **GHG Emission Reduction Focus Areas – Energy Efficiency and Energy Conservation Objectives**

**Policy AQ 20.10** – Reduce energy consumption of the new developments (residential, commercial and industrial) through efficient site design that takes into consideration solar orientation and shading, as well as passive solar design.

**Policy AQ 20.11** – Increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through use of energy efficient mechanical systems and equipment.

#### **GHG Emission Reduction Focus Areas – Water Conservation and Biota Conservation Objectives**

**Policy AQ 20.13** – Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities.

**Policy AQ 20.14** – Reduce the amount of water used for landscaping irrigation through implementation of County Ordinance 859 and increase use of non-potable water.

**GHG Emission Reduction Focus Areas – Municipal Operational Objectives**

**Policy AQ 21.1** – The County shall require new development projects subject to County discretionary approval to incorporate measures to achieve 100 points through incorporation of the Implementation Measures (IMs) found in the Screening Tables within the Riverside County Climate Action Plan. One hundred points represent a project’s fair-share of reduction in operation emissions associated with the developed use needed to reduce emissions down to the CAP Reduction Target.

- a) For the purposes of this policy, the “operational life” of a new development shall be defined as a 30-year span with construction emissions amortized over the 30 years.
- b) For the purposes of this policy, “new development” refers to private development occurring pursuant to a discretionary land use approval issued by the County of Riverside and subject to binding Conditions of Approval. This definition generally corresponds to projects found non-exempt pursuant to the California Environmental Quality Act (CEQA), but is nevertheless subject to the sole discretion of the County of Riverside as lead agency.
- c) Other methods for showing GHG emissions reductions may be used provided such methods are both scientifically defensible and show actual emission reduction measures incorporated into project design, mitigation or alternative selection. That is, reductions must not be illusory “paper” reductions achieved merely through baseline manipulation.
- d) Nothing in this policy shall be construed as accepting any proposed discretionary project from any legally applicable CEQA requirements or explicitly limiting the scope of any analyses required to show CEQA compliance.

**Policy AQ 21.2** – Implementation Measures found necessary for a given project pursuant to the CAP Screening Tables shall be incorporated into a project’s Mitigation and Monitoring Programs as required mitigation measures under CEQA to ensure the measures are implemented appropriately. Such Implementation Measures may also be separately incorporated into the Conditions of Approval issued by the County. In the event no Mitigation and Monitoring Program is required for a project, the Implementation Measures shall be incorporated into a project’s Conditions of Approval issued by the County.

**Policy AQ 21.3** – Discretionary Measures – Because of the varied nature of the private development proposals reviewed by the

County, in some cases, the Implementing Measures in the CAP may not provide the most appropriate means for achieving the required Interim GHG reductions. In such cases, the following alternate measures may be utilized, at the County's discretion:

- a) For large-scale developments, such as specific plans, business parks, industrial centers, and those triggering a full Environmental Impact Report, a custom GHG analysis may be warranted to both assure compliance with the applicable targets herein and to provide a customized array of appropriate reduction measures.
- b) In such cases, the resultant GHG analysis may be used to develop customized GHG reduction measures in place of the CAP's Implementing Measures, provided they achieve the stated targets or implement all feasible mitigation short of achieving the applicable targets.
- c) Project-specific analysis may be particularly valuable when assessing large-scale mixed use developments. In such developments, significant energy efficiencies and VMT reductions can result from smart growth design features, such as provision of housing, jobs, services and recreation within a 5- to 10-minute walking radius. Project-specific analysis in these cases may result in the need for fewer add-on Implementing Measures and potentially yield substantial savings on construction costs.

**Policy AQ 24.2** – Fore discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.

**Policy AQ 26.2** – For discretionary actions, the objectives for greenhouse gas reduction through increased use of alternative energy sources shall be achieved through development and implementation of the applicable Implementation Measures of the Climate Action Plan. County programs shall also be developed and implemented to address use of alternative energy for County operations and within the community.

**Policy AQ 27.2** – Greenhouse gas reduction through the above waste reduction. Objectives shall be achieved through development and implementation of the applicable Implementation Measures of the Climate Action Plan for new development. County programs shall also be developed and implemented to address waste reductions for County operations and voluntary community efforts.

<b>HAZARDS AND HAZARDOUS MATERIALS</b>	
<p><b>County of Riverside – Safety Element</b></p> <p><b>Policy S 6.1:</b> Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following:</p> <ul style="list-style-type: none"> <li>a) Ensure county businesses comply with federal, State and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.</li> <li>b) Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County through the County’s land use and planning processes.</li> <li>c) Encourage and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.</li> </ul> <p><b>Policy S 7.3:</b> Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to: Install automatic fire and hazardous materials detection, reporting and shut-off devices; and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.</p>	<p><b>CONSISTENT.</b></p> <p>Small amounts of hazardous materials may be used during Project development. Construction may involve transport, storage and use of chemical agents, solvents, paints and other hazardous materials typically associated with construction activities. All construction-related materials, including any hazardous materials, will be required to be used, handled, and transported in compliance with federal, State and County requirements.</p> <p>The Project warehouse/logistics building will incorporate all County and State required safeguards for handling of hazardous materials, including installation of automatic fire detection and shut-off devices.</p>
<b>HYDROLOGY AND WATER QUALITY</b>	
<p><b>County of Riverside – Multipurpose Open Space Element</b></p> <p><b>Policy OS 1.4</b> – Promote the use of recycled water for landscape irrigation. [to address Riverside County’s water supply issues]</p> <p><b>Policy OS 2.1</b> – Implement a water-efficient landscape ordinance and corresponding policies that promote the use of water-efficient plants and irrigation technologies, minimizes the use of turf, and reduces water-waste without sacrificing landscape quality.</p> <p><b>Policy OS 2.2</b> – Encourage the installation of water-conserving systems such as dry wells and graywater systems, where feasible, especially in new developments. The installation of cisterns or infiltrators shall also be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms.</p> <p><b>Policy OS 3.2</b> – Encourage wastewater treatment innovations, sanitary sewer systems, and groundwater management strategies that protect groundwater quality in rural areas.</p>	<p><b>CONSISTENT WITH MITIGATION.</b></p> <p>There is no off-site runoff flowing on-site from adjacent areas; all off-site runoff flows within the existing Patterson Avenue and Placentia Avenue. On-site runoff ultimately discharges to the future public storm system located at the northeast corner of the Project site.</p> <p>Although the Project site topography will be altered to accommodate the proposed building pad and parking lot, the drainage pattern generally will be maintained by Project development.</p> <p>Post-development overland flows will be directed by impervious</p>

<p><b>Policy OS 3.3</b> – Minimize pollutant discharge into storm drainage systems, natural drainages, and aquifers.</p> <p><b>Policy OS 3.6</b> – Design the necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water-quality. Such facilities should capture and/or treat water before it enters a watercourse. In general, these facilities should not be placed in watercourses, unless no other feasible options are available.</p> <p><b>Policy OS 3.7</b> – Where feasible, decrease stormwater runoff by reducing pavement in development areas, reducing dry weather urban runoff, and by incorporating “Low Impact Development,” green infrastructure and other Best Management Practice design measures such as permeable parking bays and lots, use of less pavement, bio-filtration, and use of multi-functional open drainage systems, etc.</p> <p><b>Policy OS 4.6</b> – Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding. Such retention may occur through “Low Impact Development” or other Best Management Practice measures.</p> <p><b>Mead Valley Area Plan</b></p> <p><b>MVAP 15.1</b> – Protect the Santa Ana River watershed, its tributaries, and surrounding habitats, and provide flood protection through adherence to the Floodplain and Riparian Area Management, Wetlands, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive Lands sections of the Multipurpose Open Space Element [of the County of Riverside General Plan].</p>	<p>curbs and ribbon gutters. Runoff will be directed to on-site underground infiltration/detention basins designed to address post-development water quality.</p> <p>The Project includes outlet structures that are designed to that post-development peak flows will not exceed pre-development peak flow rates.</p> <p>Compliance with County of Riverside General Plan policies and with County of Riverside Standard Conditions would contribute to ensuring any Project-related impacts to Hydrology and Water Quality would be reduced to a less than significant level. All wastes to be properly stored and disposed of in accordance with all applicable Local, State and Federal regulations.</p> <p>The Project will be required to comply with MHSCP policies.</p> <p>The Project site is located in the Mead Valley Area Plan of the Multiple Species Habitat Conservation Plan (MSHCP). The Project site is within Cell Group B (Cell #2432) of the MSHCP. This will require compliance with the Habitat Assessment and Negotiation Strategy (HANS) process and Joint Project Review/Regional Conservation Authority (JPR/RCA) review.</p>
<b>LAND USE</b>	
<p><b>County of Riverside – Land Use Element</b></p> <p><b>Policy LU 4.1</b> – Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:</p> <ol style="list-style-type: none"> <li>a. Compliance with the design standards of the appropriate area plan land use category</li> <li>b. Require that structures be constructed in accordance with the requirements of Riverside County’s zoning, building, and other pertinent codes and regulations</li> </ol>	<p><b>CONSISTENT.</b></p> <p>The Project, as indicated in the “Aesthetics” narrative above, does not degrade the character of the surrounding area, which is comprised of a mix of industrial and residential uses. Project design will incorporate State and County requirements pertaining to the</p>

<ul style="list-style-type: none"> <li>c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review</li> <li>d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems</li> <li>e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11 of the California Code of Regulations</li> <li>f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate</li> <li>g. Encourage innovative and creative design concepts</li> <li>h. Include consistent and well-designed signage that is integrated with the building’s architectural character</li> <li>i. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods</li> <li>j. Mitigate noise, odor, lighting, and other impacts on surrounding properties</li> <li>k. Provide and maintain landscaping in open spaces and parking lots</li> <li>l. Include extensive landscaping</li> <li>m. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements</li> <li>n. Design parking lots and structures to be functionally and visually integrated and connected</li> <li>o. Establish safe and frequent pedestrian crossings</li> <li>p. Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety</li> </ul> <p><b>Infrastructure, Public Facilities and Service Provision – Senate Bill 244</b></p> <p><b>Policy LU 5.2</b> – Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.</p> <p><b>Policy LU 5.3</b> – Review all projects for consistency with individual urban water management plans.</p> <p><b>Land Use Compatibility</b></p>	<p>categories listed in Land Use Element Policy LU 4.1, landscaping design, and pedestrian safety. Drainage and water quality improvements also are incorporated into Project design.</p>
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<p><b>Policy LU 7.1</b> – Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.</p> <p><b>Policy LU 7.3</b> – Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process.</p> <p><b>Policy LU 7.4</b> – Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic.</p> <p><b>Economic Development</b></p> <p><b>Policy LU 8.1</b> – Accommodate the development of a balance of land uses that maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity.</p> <p><b>Policy LU 8.2</b> – Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.</p> <p><b>Policy LU 8.8</b> – Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities.</p> <p><b>Fiscal Impacts</b></p> <p><b>Policy 10.1</b> – Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.</p> <p><b>Air Quality</b></p> <p><b>Policy LU 11.1</b> – Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting.</p> <p><b>Policy LU 11.2</b> – Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools.</p> <p><b>Policy LU 11.4</b> – Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.</p>	<p><b>CONSISTENT.</b></p> <p>As indicated in the “Hydrology and Water Quality,” “Public Services,” “Transportation,” and “Utilities” narratives in this Analysis, Project development and operation will not result in exceeding of acceptable levels of service.</p> <p><b>CONSISTENT.</b></p> <p>The County General Plan land use designation for the Project site is “Business Park” and the County Zoning Code designation is Industrial Park (I/P) and Manufacturing-Service Commercial (M-SC). The proposed warehouse/logistics building use is an allowable use within lands carrying these designations.</p> <p><b>CONSISTENT.</b></p> <p>Project construction and operation will provide local employment opportunities for persons within the logistics/warehouse business. Additional adjunct jobs for truck drivers, mechanics and maintenance personnel will be created as well. It can be anticipated that a portion of the new jobs will be filled by residents of nearby unincorporated areas and residents of nearby cities.</p>
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**Policy LU 17.1** – Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use.

**Water Conservation and Water-Efficient Landscaping**

**Policy LU 18.1** – Ensure compliance with Riverside County’s water-efficient landscape policies. Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County’s California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather-based controllers and utilize state-of-the-art water-efficient irrigation components.

**Policy LU 18.3** – Design and field check irrigation plans to reduce run-off. Emphasize the use of subsurface irrigation techniques for landscape areas adjoining non-permeable hardscape. Utilize subsurface irrigation or other low volume irrigation technology in association with long, narrow, or irregularly shaped turf areas. Minimize use of irregularly shaped turf areas.

**Industrial and Business Park Area Plan Land Use Designations**

**Policy LU 30.2** – Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

**Policy LU 30.3** – Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools that could be impacted by industrial activity.

**Policy LU 30.4** – Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

**Policy LU 30.6** – Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts.

verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy.

**MM-GHG-2:** The Project shall comply with CAP Update Measure R2-CE1. CAP Update Measure R2-CE1 requires that the Project provide onsite renewable energy production generation comprising at least 20 percent of the Project energy demand. The County shall verify implementation of CAP Update Measure R2-CE1 within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of CAP Update Measure R2-CE1 prior to the issuance of Certificate(s) of Occupancy.

**MM-GHG-3:** The Project shall comply with applicable provisions of the County of Riverside Good Neighbor Policy for Logistics and Warehouse/Distribution Centers as implemented through the Project Conditions of Approval.

**CONSISTENT.**

Project buildout will change the visual character of the Project site from a vacant, undeveloped property to a developed property containing a 699,630 square foot warehouse/logistics building with paved surface parking on a 31.55-acre property.

The Project site is vacant, has sparse grasses and several trees in its southerly area, slopes approximately 50 feet down from north to south, and has been graded in the past. and the proposed structure or perimeter walls will not block public views or views of

<p><b>Policy LU 30.7</b> – Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.</p> <p><b>Policy LU 30.8</b> – Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area.</p>	<p>the surrounding residential properties to the distant mountains.</p> <p><b>CONSISTENT.</b></p> <p>The Project Applicant has submitted the Project plans to the Riverside County Airport Land Use Commission (ALUC) for that agency’s independent review. The ALUC determined that the Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.</p> <p>Review and conditional approval of the Project is documented in <i>Airport Land Use Commission (ALUC) Development Review</i> (Riverside County Airport Land Use Commission) February 20, 2020 (EIR Appendix T). Conditions, revisions or limitations required by the ALUC would be incorporated in the Project prior to approval by the County.</p> <p><b>CONSISTENT.</b></p> <p>Project development will incorporate water efficient landscaping throughout proposed parking lot and perimeter landscaped areas. Water conservation techniques will be implemented throughout the Project landscape area.</p>
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**Mead Valley Area Plan**

**MVAP 6.1** – In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EIR would be required to address air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area.

**MVAP 6.2** – A minimum 50-foot setback shall be required for any new industrial project on properties zoned I-P, if that property abuts a property that is zoned for residential, agricultural, or commercial uses. A minimum of 20 feet of the setback shall 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.

**CONSISTENT.**

The proposed warehouse/logistics building and Project site are designed to minimize vehicular and aesthetic impacts on adjacent properties.

The Project involves development of a 699,630-square foot warehouse/logistics building with paved surface parking on a 31.55-acre property. The building dimensions are 42 to 49.5 feet (at its peak) in height, 1,098 feet long, and 720 feet at its widest. It is 600 feet from dock doors on the west to the dock doors on the east of the structure. The automobile parking spaces are to be located around the perimeter of the building; 98 truck/truck trailer bays will be located on the east and west elevations of the building.

Project development will include construction of the following off-site improvements.

- Widening of the northerly right-of-way of Placentia Avenue to its ultimate width as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461
- Placing the existing overhead utilities currently on power poles along the Project site southerly and westerly boundaries along Placentia Avenue underground; placing any Verizon or CATV communication lines currently overhead

underground in a common trench with the Southern California Edison distribution lines

- Widening the easterly right-of-way of Patterson Avenue to its ultimate easterly limit as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461

Vehicular access points will be as follows.

- One full-turn movement truck access point from Placentia Avenue near the southeasterly corner of the Project site
- One full-turn movement truck access point at the northwesterly corner of the Project site aligned with Walnut Avenue, shared with the residence to the north of the Project site
- A full-turn movement vehicular ingress and egress point on Placentia Avenue at the northerly terminus of Tobacco Road

Project development will include landscaping comprising a plant palette that features drought tolerant plants in conformance with County of Riverside requirements. Airport Land Use Commission requirements include providing areas within a Project site of a minimum dimension of 75 feet by 300 feet with plant material and other obstructions of not taller than four (4) feet.

Signage will be proposed at a later date and will be based on requirements of the Riverside

	<p>County Code or a separate County-approved Master Signage Program.</p> <p>Project development will include construction of perimeter walls ranging from eight feet in height to 17 feet</p> <p><b>NOT APPLICABLE.</b></p> <p>The Project is not the “first warehousing/distribution building proposed for the industrial area located along Interstate 215 . . . [with a] cumulative square footage of warehousing/distribution space . . . exceeding 200,000 square feet.”</p>
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**MINERAL RESOURCES**

<p><b>Riverside County General Plan Multi-Purpose Open Space Element Policies</b>          No General Plan Mineral Resources Policies are relevant to the Project site or to Project development and operation.</p>	<p><b>NOT APPLICABLE.</b></p>
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**NOISE**

<p><b>County of Riverside – Noise Element</b></p> <p><b>Policy N 1.1</b> – Protect noise sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls should be used.</p> <p><b>Policy N 1.3</b> – Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:</p> <ul style="list-style-type: none"> <li>• Schools</li> <li>• Hospitals</li> <li>• Rest Homes</li> <li>• Long Term Care Facilities</li> <li>• Mental Care Facilities</li> <li>• Residential Uses</li> <li>• Libraries</li> <li>• Passive Recreation Uses</li> <li>• Places of Worship</li> </ul> <p><b>Policy N 1.5</b> – Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.</p>	<p><b>CONSISTENT WITH MITIGATION.</b></p> <p>Typical activities associated with Project operation include idling trucks, delivery truck activities, backup alarms, loading and unloading of goods, roof-top air conditioning units, and parking lot vehicle movements. The operational noise analysis demonstrates the Project-related stationary source noise levels at all receiver locations will not exceed the County of Riverside 65dBA <math>L_{eq}</math> daytime exterior noise level standards and includes barrier attenuation provided by the Project warehouse/logistics building and planned 14-foot tall truck court screen walls, where applicable. However, unmitigated Project operational noise levels will exceed County of Riverside nighttime exterior noise level standard of 45 dBA <math>L_{eq}</math> at nearby</p>
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**Policy N 4.1** – Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels:

- a) 45 dBA 10-minute  $L_{eq}$  between 10:00 p.m. and 7:00 a.m.
- b) 65 dBA 10-minute  $L_{eq}$  between 7:00 a.m. and 10:00 p.m.

**Policy 13.1** – Minimize the impacts of construction noise on adjacent uses within acceptable standards.

**Policy 13.2** – Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse impacts on surrounding areas.

**Policy 13.3** – Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the [County] for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project, through the use of such methods as:

- i. Temporary noise attenuation fences;
- ii. Preferential location and equipment; and
- iii. Use of current noise suppression technology and equipment.

**Policy N 16.3** – Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

noise sensitive residential homes east of the Project site and therefore represents a potentially significant impact. Therefore, operational noise mitigation in the form of a minimum 17-foot tall noise barrier at the eastern truck court boundaries is required. With this operational noise barrier mitigation, the mitigated Project operational noise levels will not exceed the County of Riverside nighttime exterior noise level standard of 45 dBA  $L_{eq}$ .

At distances ranging from 50 to 145 feet from primary construction activities, construction vibration velocity levels are expected to approach 0.022 in/sec root-mean-square velocity (RMS). This will exceed the County of Riverside RMS vibration threshold of 0.01in/sec at selected receiver locations east of the Project site. Therefore, Project-related vibration impacts will be potentially significant during Project development (construction). A 90-foot buffer zone vibration mitigation measure is required that would restrict use of large loaded trucks and dozers (greater than 80,000 pounds) within 90 feet of occupied sensitive receptors east of the Project site. With mitigation specified below, vibration levels within the 90-foot buffer zone will be reduced to 0.0093 in/sec RMS and thereby will exceed the County of Riverside perceptible vibration threshold of 0.01 in/sec RMS. As a result, impacts with the construction vibration Mitigation Measure will be reduced to a less than significant level.

Additionally, Project construction-related vibration levels do not represent vibration levels capable

	<p>of causing building damage to nearby residences.</p> <p>Compliance with County of Riverside General Plan policies and with County of Riverside Standard Conditions, together with mitigation, would contribute to ensuring any Project-related impacts to Noise would be reduced to a less than significant level.</p> <p><b>MM-N-1</b> – The following noise barrier is required to reduce the operational noise level impacts to owned and/or occupied noise-sensitive uses at the time of Project operation.</p> <ul style="list-style-type: none"><li>• A minimum 17-foot tall noise barrier at the eastern truck court boundary is required. The barrier shall provide a weight of at least four (4) pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a minimum transmission loss of 20dBA. The barriers shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barriers shall be constructed using the following materials:<ul style="list-style-type: none"><li>○ Masonry block;</li><li>○ Earthen berm;</li><li>○ Or any combination of construction materials capable of the minimum weight of 4 pounds per square</li></ul></li></ul>
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	<p>foot or a minimum transmission loss of 20 dBA.</p> <p><b>MM-N-2</b> – For Project-related construction activities, large loaded trucks and dozers (greater than 80,000 pounds) shall not be used within 90 feet of owned and occupied noise-sensitive residential homes east of the Project site as identified in the Noise Impact Analysis prepared for the Project during construction activities. Instead, small rubber-tired or alternative equipment shall be used within this area during Project construction to reduce vibration effects.</p>
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**PALEONTOLOGICAL RESOURCES**

<p><b>County of Riverside – Cultural and Paleontological Resources Element</b></p> <p>The Riverside County General Plan Cultural and Paleontological Resources Element indicates Riverside County Planning Department procedures include the Riverside County Geologist conducting an initial review of the County’s database and mapped information for the Project site to ensure review and protection of paleontological resources. If the existing information would indicate a project has high paleontological sensitivity, a paleontological resource impact mitigation program (PRIMP) would be required for the project. The PRIMP is required to specify steps to be taken to mitigate impacts to paleontological resources. If the project site were to warrant protection, an “Environmental Constraint” will be placed on the approved map.</p> <p>When existing information indicates a site proposed for development has low paleontological sensitivity, no direct mitigation is required unless a fossil is encountered during a project site’s development. Should a fossil be encountered, the Riverside County Geologist must be notified and a paleontologist must be retained by the project proponent. The paleontologist then would document the extent and potential significance of the paleontological resource(s) on the site and establish appropriate mitigation measures for future site development.</p> <p>When existing information indicates a site proposed for development has undetermined paleontological sensitivity, a report is filed with the Riverside County Geologist that documents the extent and potential significance of the paleontological resources on site and that identifies mitigation measures for the fossil and for impacts to significant paleontological resources.</p>	<p><b>CONSISTENT WITH MITIGATION.</b></p> <p>Although a record search from the Western Science Center revealed no previously recorded fossil localities within one mile of the Project site, the Western Science Center did recommend that a Mitigation Program be in place for the Project due to the presence of other Quaternary fossil localities in southern California and the sediments present beneath the Project site.</p> <p>As such, Mitigation Measure MM-PR-1 is required.</p> <p><b>MM-PR-1</b> Project development shall adhere to all guidelines and recommendations of the Paleontological Monitoring Plan as presented within <i>Paleontological Resource Assessment and Impact Mitigation Program, for the Barker Logistics (APN 317-240-001-8) Project in Perris, Riverside County, California</i> (Environmental Planning Group, LLC) March 28, 2019.</p>
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<b>POPULATION AND HOUSING</b>	
<p><b>County of Riverside General Plan</b></p> <p>The Riverside County General Plan Land Use Element does not contain Population and Housing policies that relate to Project development and operation.</p> <p><b>Mead Valley Area Plan</b></p> <p>The Mead Valley Area Plan includes an extensive area westerly of Interstate-215 that is designated Light Industrial, Business Park, or Light Industrial with a Community Center Overlay. The Mead Valley Area Plan states “it is the policy of Riverside County to stimulate economic development in this area of Mead Valley.” The central and northeasterly portions of the Project site have a designation of Manufacturing-Service Commercial (M-SC) and a designation of Industrial Park (I-P) around the remaining perimeter of the property. Due to the proximity of residential uses to industrial designated properties, the Mead Valley Area Plan contains the following policies.</p> <p><b>MVAP 6.1</b> – In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EIR would be required to address air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area.</p> <p><b>MVAP 6.2</b> – A minimum 50-foot setback shall be required for any new industrial project on properties zoned I-P, if that property abuts a property that is zoned for residential, agricultural, or commercial uses. A minimum of 20 feet of the setback shall 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.</p>	<p><b>NOT APPLICABLE.</b></p> <p><b>NOT APPLICABLE.</b></p> <p>The Project involves development and operation of a new logistics/warehouse business on what currently is vacant land. The land use proposed is consistent with the Industrial designation assigned the Project site in the Riverside County General Plan and thereby has been assumed in Riverside County’s population/employment projections.</p> <p><b>CONSISTENT.</b></p> <p>Building setbacks comply with this requirement and are in excess of 50 feet from adjacent properties designated for residential use. Perimeter landscaping is included as part of the Project. Furthermore, the two residences to the north are located approximately 86 and 91 feet from the Project site boundary. The three residences to the south are located approximately 101, 129, and 268 feet from the Project site boundary. The four residences to the east are located approximately 122, 146, 153, and 174 feet from the Project site boundary. The four residences to the west are located approximately 136, 139, 149, and 151 feet from the Project site boundary.</p>

**PUBLIC SERVICES**

**County of Riverside – Safety Element**

**Policy S 5.1** – Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

- a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.
- b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
- c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.
- d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.
- e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.
- f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.

**Policy S 5.3** – Monitor fire-prevention (such as fuel reduction) through a site specific fire-prevention plan to reduce long-term fire risks in the Very High Fire Hazard Severity Zones.

**Policy S 5.5** – Encourage proposed development in Fire Hazard Severity Zones to develop where fire and emergency services are available or planned.

**Policy S 5.6** – Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified

**CONSISTENT.**

The Project site is located in a County-designated “Very High Fire Hazard” zone. The Project site is undeveloped. Project development and operation would incrementally increase demand for fire protection, prevention and emergency services. Efficient response times are imperative in addressing fire and emergency services provision.

The Riverside County Fire Department and the Riverside County Building and Safety Department will review all building plans for the Project, as required and will ensure all required fire suppression apparatuses are installed and working. The Project building will contain automatic sprinklers and shut-off, as required by the County of Riverside.

Project development will further reduce the potential danger and impacts from fires and emergencies to the Project site and to the Project vicinity by replacing dry grassland on the property with a warehouse/logistics building, parking lot, and ornamental landscaping, and by completing improvements, as required, to surrounding roadways.

The Project Applicant/Developer will be required to remit appropriate Development Impact Fees to the County of Riverside, which in part will be provided to the Riverside County Fire Department as well as to the Riverside County Sheriff Department.

in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.

**Policy S 5.7** – Minimize pockets of flammable vegetation that increase likelihood of fire spread through conceptual landscaping plans to be reviewed by Planning and Fire Departments in the Fire Hazard Severity Zones. The conceptual landscaping plan of the proposed development shall at a minimum include:

- a. Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards.
- b. Retention of existing natural vegetation to the maximum extent feasible.
- c. Removal of onsite combustible plants.

**Policy S 5.9** – Reduce fire threat and strengthen fire-fighting capability so that the County could successfully respond to multiple fees.

**Policy S 5.10** – Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities, and encourage them for all residences.

**Policy S 7.3** – Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to: install automatic fire and hazardous materials detection, reporting and shut-off devices, and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.

**Policy S 7.4** – Use incentives and disincentives to persuade private businesses, consortiums, and neighborhoods to be self-sufficient in an emergency by maintaining a fire control plan, including an onsite fire fighting capability and volunteer fire response teams to respond to and extinguish small fires, and identifying medical personnel or local residents who are capable and certified in first aid and CPR.

#### **County of Riverside – Land Use Element**

**Policy LU 5.1** – Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, education and day care centers transportation systems, and fire/police/medical services.

**Policy LU 5.2** – Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.

Compliance with County of Riverside General Plan policies and with County of Riverside Standard Conditions would contribute to ensuring any Project-related impacts to Public Services would stay at a less than significant level.

<p><b>Policy LU 10.1</b> – Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.</p>	
<p><b>RECREATION</b></p>	
<p><b>None</b></p>	<p><b>NOT APPLICABLE.</b></p>
<p><b>TRANSPORTATION</b></p>	
<p><b>County of Riverside – Circulation Element</b></p> <p><b>Policy C 1.1:</b> Design the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the Circulation Plan</p> <p><b>Policy C 1.2:</b> Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary arterial highways, bikeways, park-n-ride facilities, and pedestrian facilities.</p> <p><b>Policy C 1.4:</b> Utilize existing infrastructure and utilities to the maximum extent practicable and provide for the logical, timely, and economically efficient extension of infrastructure and services.</p> <p><b>Policy C 1.7</b> – Encourage and support the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers.</p> <p><b>Policy C 2.1</b> – The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan . . . which are currently County maintained, or are intended to be accepted into the County maintained roadway system. LOS D shall apply to all development proposals located within any of the following Area Plans: . . . Mead Valley Area Plan. Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations.</p> <p><b>Policy C 2.2</b> – Require that new development prepare a traffic impact analysis as warranted by the Riverside County Traffic</p>	<p><b>CONSISTENT WITH MITIGATION.</b></p> <p>The County General Plan land use designation and Municipal Code zoning designation provided that the proposed warehouse/logistics building is an allowed use on the property. The 31.55-acre Project site is located at the northeast corner of Placentia Avenue and Patterson Avenue, with frontage on Placentia Avenue to the south and on Patterson Street to the west. Under current conditions, Placentia Avenue and Patterson Avenue are two lane roadways.</p> <p>The 699,630 square foot warehouse/logistics building will be constructed in one phase and be completed in Year 2021. Regional access to the Project site is available from the Interstate-215 Freeway via Cajalco Expressway/Ramona Expressway, Harvill Avenue/Nuevo Road, and the future interchange at I-215/Placentia Avenue. Vehicular and truck traffic access will be provided via three driveways, as follows:</p> <ul style="list-style-type: none"> <li>● Patterson Avenue and Walnut Street via Driveway 1 – full access for passenger cars and trucks</li> <li>● Placentia Avenue via Driveway 2 – full access for passenger cars only</li> <li>● Placentia Avenue via Driveway 3 – full access</li> </ul>

<p>Impact Analysis Preparation Guidelines or as approved by the Director of Transportation. Apply level of service targets to new development per the Riverside County Traffic Impact Analysis Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development.</p> <p><b>Policy C 2.3</b> – Traffic studies prepared for development entitlements . . . shall identify project related traffic impacts and determine the significance of such impacts in compliance with CEQA and the Riverside County Congestion Management Program Requirements.</p> <p><b>Policy C 2.4</b> – The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets.</p> <p><b>Policy C 3.6</b> – Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.</p> <p><b>Policy C 3.9</b> – Design off-street loading facilities for all new commercial and industrial developments so that they do not face surrounding roadways or residential neighborhoods. Truck backing and maneuvering to access loading areas shall not be permitted on the public road system, except when specifically permitted by the Transportation Department.</p> <p><b>Policy C 3.10</b> – Require private and public land developments to provide all onsite auxiliary facility improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system and its auxiliary facilities. The Transportation Department may require developers and/or subdividers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.</p> <p><b>Policy C 3.11</b> – Generally locate commercial and industrial land uses so that they take driveway access from General Plan roadways with a classification of Secondary Highway or greater, consistent with design criteria limiting the number of such commercial access points and encouraging shared access. Exceptions to the requirement for access to a Secondary Highway or greater would be considered for isolated convenience commercial uses, such as standalone convenience stores or gas stations at an isolated off ramp in a remote area. Industrial park type developments may be</p>	<p>for passenger cars and trucks</p> <p>Project development will include construction of the following off-site transportation-related improvements.</p> <ul style="list-style-type: none"> <li>• Widening of the northerly right-of-way of Placentia Avenue to its ultimate width as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461</li> <li>• Widening the easterly right-of-way of Patterson Avenue to its ultimate easterly limit as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461</li> </ul> <p>There is a proposed Class II bike path along Cajalco Expressway, Regional Trail along Placentia Avenue, and Community Trail along Tobacco Road within the Project study area. There are existing pedestrian facilities located along portions of Harvill Avenue and Cajalco Expressway within the Project study area.</p> <p>The Riverside Transit Authority is a public transit agency that serves unincorporated Riverside County. At present, no bus routes serve roadways within the Project study area in close proximity to the Project site. Routes 41, 27, and 208/212 extend along the Interstate-215 Freeway and Cajalco Expressway.</p> <p>A Traffic Impact Analysis was prepared to assess the potential for the Project to conflict with applicable plans, policies and ordinances establishing a measure of effectiveness for the</p>
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<p>provided individual parcel access via an internal network of Industrial Collector streets.</p> <p><b>Policy C 3.28</b> – Reduce transportation noise through proper roadway design and coordination of truck and vehicle routing.</p> <p><b>Policy C 3.31</b> – Through the development review process, identify existing dirt roads serving residential areas which may be impacted by traffic from new developments, and design new developments such that new traffic is discouraged from using existing dirt roads. When this is unavoidable, require that new developments participate in the improvement of the affected dirt roads.</p> <p><b>Policy C 3.33</b> – Assure all-weather, paved access to all developing areas.</p> <p><b>Pedestrian Facilities</b></p> <p><b>Policy C 4.7</b> – Make reasonable accommodation for safe pedestrian walkways that comply with the Americans with Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.</p> <p><b>Transportation System Landscaping</b></p> <p><b>Policy C 5.3</b> – Require parking areas of all commercial and industrial land uses that abut residential areas to be buffered and shielded by adequate landscaping.</p> <p><b>System Access</b></p> <p><b>Policy C 6.7</b> – Require that the automobile and truck access of commercial and industrial land uses abutting residential parcels be located at the maximum practical distanced from the nearest residential parcels to minimize noise impacts.</p> <p><b>Multipurpose Recreational Trails</b></p> <p><b>Policy C 16.1</b> – Implement the Riverside County trail system as depicted in the Bikeways and Trails Plan.</p> <p><b>Policy C 16.4</b> – Require that all development proposals located along a planned trail or trails provide access to, dedicate trail easements or right-of-way, and construct their fair share portion of the trails system. Evaluate the locations of existing and proposed trails within and adjacent to each development proposal and ensure that the appropriate easements are established to preserve planned trail alignments and trail heads.</p> <p><b>Combination Class I Bikeway/Regional Trails</b></p>	<p>performance of the circulation system.</p> <p>Analysis scenarios evaluated include:</p> <ul style="list-style-type: none"> <li>• Existing Plus Project (E+P);</li> <li>• Existing Plus Ambient Growth Plus Project (EAP) (2021) (without and with I-215/Placentia Avenue Interchange); and</li> <li>• Existing Plus Ambient Growth Plus Project Plus Cumulative Projects (EAPC) (2021) (without and with I-215/Placentia Avenue Interchange).</li> </ul> <p>The following mitigation was identified:</p> <p><b>MM-TR-1:</b> MVAP DIF shall be paid pursuant to County Ordinance 659. TUMF shall be paid pursuant to County Ordinance 824. Applicant responsibility for improvements not covered by the MVAP DIF or TUMF Programs, and/or not constructed the Project shall be fulfilled by payment of Fair Share fees.</p> <p>Compliance with the County DIF Program, WRCOG TUMF Program, and payment of any required fair share fees pursuant to MM-TR-1 would fulfill the Applicant responsibilities for improvements recommended to address the potential cumulative intersection LOS deficiencies, and would reduce the Project impacts to levels that would be less-than-significant.</p> <p><b>CONSISTENT. Refer to “Biological Resources” narrative above.</b></p>
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**Policy C 17.1** – Develop Class I Bike Paths, Class II Bike Lanes and Class I Bike Paths/Regional Trails (Combination Trails) as shown in the Trails Plan . . . , to the design standards as outlined in the California Department of Transportation Highway Design Manual, adopted Riverside County Design Guidelines (for communities that have them), the Riverside County Regional Park and Open Space Trails Standards Manual, and other Riverside County Guidelines.

**Environmental Considerations**

**Policy C 20.6** – Control dust and mitigate other environmental impacts during all stages of roadway construction.

**Policy C 20.8** – Protect Riverside County residents from transportation generated noise hazards. Increased setbacks, walls, landscaped berms, other sound absorbing barriers, or a combination thereof shall be provided along freeways, expressways, and four-lane highways in order to protect adjacent noise-sensitive land uses from traffic-generated noise impacts. Additionally, noise generators such as commercial, manufacturing, and/or industrial activities shall use these techniques to mitigate exterior noise levels to no more than 60 decibels.

**Policy C 20.9** – Incorporate specific requirements of the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan into transportation plans and development proposals.

**Policy C 20.13** – Incorporate specific requirements of the General Plank Air Quality Element into transportation plans and development proposals where applicable.

**Policy C 20.15** – Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting the groundwater supply.

**Mead Valley Area Plan**

**Local Circulation System – Vehicular Circulation System**

**Policy MVAP 9.1** – Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the Functional Classifications section in the General Plan Circulation Element.

**CONSISTENT. Refer to “Air Quality” narrative above.**

**CONSISTENT. Refer to “Hydrology and Water Quality” discussion above.**

**CONSISTENT.**

As indicated above, Project development will result in improvements to the existing adjacent roadway system in compliance with County requirements.

**CONSISTENT.**

No roadway levels of service will be eroded to an unacceptable level. Those Project vicinity roadways that currently operate with substandard levels of service will remain substandard after Project development and operation.

**CONSISTENT.**

As noted above, Project development will include improvements to the County General Plan Trails and Bikeway System adjacent to the Project site.

<p><b>Policy MVAP 9.2</b> – Maintain Riverside County’s roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.</p> <p><b>Trails and Bikeway System</b></p> <p><b>Policy MVAP 11.1</b> – Maintain and improve the trails and bikeways system to reflect Figure 9, Trails and Bikeway System, and as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.</p>	
<p><b>TRIBAL CULTURAL RESOURCES</b></p>	
<p><b>County of Riverside – Cultural and Paleontological Resources Element</b></p> <p>The following is identified as a General Condition in the County of Riverside General Plan Cultural and Paleontological Resources Element.</p> <p><b>Prior to Grading Permit – Tribal Monitoring:</b> As a result of [add statement of finding], prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the [provide name of Tribe(s) who will be monitoring]. This group(‘s) [monitor] shall be known as the Tribal Monitor(s) for the project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County-approved curation facility. The Tribal 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 removal, grading, trenching, stockpiling of materials, rock crunching, structure demolition, etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt ground disturbance activities to allow identification, evaluation, consultation and potential recovery of cultural resources in coordination with the Project Archeologist.</p> <p>The developer/permit holder shall submit a fully-executed copy of the contract with the Tribal Monitor(s) to the Riverside County Archeologist to ensure compliance with this condition of approval. Upon verification, the Riverside County Archeologist shall clear this condition. Note:</p> <ul style="list-style-type: none"> <li>• The Project Archeologist is responsible for implementing mitigation and standard professional practices for cultural resources and shall consult with the County of Riverside, designated Tribal Monitor(s) and developer/permit holder throughout the process.</li> </ul>	<p><b>CONSISTENT WITH MITIGATION.</b></p> <p>The County has contacted those tribes on its most current AB 52 Consultation list. To date, the County has received tribal consultation requests from the Rincon Band of Luiseño Indians, the Soboba Band of Luiseño Indians, and the Pechanga Band of Luiseño Mission Indians.</p> <p>Through the tribal consultation process, it has been determined that the Project site is located within an area of high cultural sensitivity. Mitigation Measures MM-TCR-1 through MM-TCR-4, presented subsequently, establish monitoring protocols, and provisions for avoidance, protection, or curation of Tribal Cultural Resources (TCRs) that may be identified through the AB 52 Consultation and/or Project development process.</p> <p><b>MM- TCR-1 (Native American Monitor):</b> 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 Agreement shall be consistent with</p>

<ul style="list-style-type: none"> <li>• Tribal monitoring does not replace any required cultural resources monitoring, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.</li> <li>• This agreement shall not modify any approved condition of approval or mitigation measure.</li> <li>• The developer/permit holder shall contract the Planning Director for consideration of this condition after 45 days, if an agreement with the Tribe has not been reached. The developer/permit holder has the burden of demonstrating a good-faith effort to secure the Tribal agreement.</li> <li>• Should repatriation be preferred, it shall not occur until after a “Phase IV” monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.</li> </ul>	<p>the CRMP and address the treatment of known cultural resources; the treatment and final disposition of any tribal cultural resources, sacred sites, human remains or archaeological and cultural resources inadvertently discovered on the Project site.</p> <p>The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project 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.</p> <p>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 County Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.</p> <p><b>MM-TCR-2 (Artifact Disposition):</b> 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.</p> <p>Historic Resources- All historic archaeological materials recovered during the archaeological</p>
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	<p>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.</p> <p>Prehistoric Resources- One of the following treatments shall be applied.</p> <p>a. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.</p> <p>b. 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 a confidential cover and not subject to a Public Records Request.</p>
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	<p>c. 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.</p> <p><b>MM-TCR-3 (Human Remains):</b> 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.</p> <p>If human remains are encountered, State Health and Safety Code Section 7050.5 states that 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 50.97.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission</p>
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	<p>shall be contacted 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 concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this condition, if human remains are found, shall be provided to the County of Riverside upon the completion of a treatment plan and final report detailing the significance and treatment of the finding.</p> <p><b>MM-TCR-4 (Tribal Cultural Sensitivity Training):</b> Prior to ground disturbance, the Project Archaeologist and, if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.</p>
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<b>UTILITIES</b>	
<p><b>County of Riverside General Plan –Land Use Element</b></p> <p><b>Policy LU 5.2</b> – Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.</p> <p><b>Policy LU 5.3</b> – Review all projects for consistency with individual urban water management plans.</p>	<p><b>CONSISTENT.</b></p> <p>Project development and operation will be served by entities that currently provide utility services to the Project vicinity.</p> <p>The Project Water Quality Management Plan indicates the Project is consistent with the Riverside County Urban Water Management Plan.</p>
<b>WILDFIRE</b>	
<p><b>County of Riverside – Safety Element</b></p> <p><b>Policy S 5.1</b> – Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:</p> <ol style="list-style-type: none"> <li>a) All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.</li> <li>b) All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy and use.</li> <li>c) In addition to the standards and guidelines of the California Building Code and the California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.</li> <li>d) Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.</li> <li>e) Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.</li> <li>f) Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and</li> </ol>	<p><b>CONSISTENT.</b></p> <p>The Project site is located in a County-designated “Very High Fire Hazard” zone. The Project site is undeveloped. Project development and operation would incrementally increase demand for fire protection, prevention and emergency services. Efficient response times are imperative in addressing fire and emergency services provision.</p> <p>The Riverside County Fire Department and the Riverside County Building and Safety Department will review all building plans for the Project, as required and will ensure all required fire suppression apparatuses are installed and working. The Project building will contain automatic sprinklers and shut-off, as required by the County of Riverside.</p> <p>Project development will further reduce the potential danger and impacts from fires and emergencies to the Project site <u>and</u> to the Project vicinity by replacing dry grassland on the property with a warehouse/logistics building, parking lot, and ornamental landscaping, and by completing</p>

<p>constructed that provide adequate defensibility from wildfires.</p> <p><b>Policy S 5.6</b> – Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.</p> <p><b>Policy S 5.7</b> – Minimize pockets of flammable vegetation that increase likelihood of fire spread through conceptual landscaping plans to be reviewed by Planning and Fire Departments in the Fire Hazard Severity Zones. The conceptual landscaping plan of the proposed development shall at a minimum include:</p> <ul style="list-style-type: none"> <li>a. Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards.</li> <li>b. Retention of existing natural vegetation to the maximum extent feasible.</li> <li>c. Removal of onsite combustible plants.</li> </ul> <p><b>Policy S 5.9</b> – Reduce fire threat and strengthen fire-fighting capability so that the County could successfully respond to multiple fires.</p>	<p>improvements, as required, to surrounding roadways.</p> <p>The Project Applicant/Developer will be required to remit appropriate Development Impact Fees to the County of Riverside, which in part will be provided to the Riverside County Fire Department.</p>
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