

Renaissance Ranch Commerce Center Supplemental Information

List of Assessor's Parcel Numbers (APNs): 393-120-010 and -011; 393-150-001 through -075; 393-180-004 through -010; 393-250-001 through -041; 393-260-001 through -068; 393-270-001 through -027; 393-280-001 through -087; 393-290-001 through -055; 393-300-001 through -028; 393-310-005; and 394-020-002 through -003.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect:

The Project would result in the following significant and unavoidable impacts, even after the implementation of Project design features, mandatory regulatory requirements, and feasible mitigation measures:

- Agricultural and Forestry Resources: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. The Project would result in direct, permanent impacts due to the conversion of approximately 80.0 acres of "Farmland of Local Importance" to non-agricultural use. Mitigation measures are not available to reduce impacts to 80.0 acres of "Farmland of Local Importance" to below a level of significance; thus, impacts would be significant and unavoidable.
- Air Quality: Significant and Unavoidable Direct and Cumulatively-Considerable Impacts. Long-term operations of the proposed Project would result in daily emissions of NO_x and ROG that exceed the SCAQMD Regional Thresholds. Although mitigation measures are identified to reduce impacts to the maximum feasible extent, a majority of NO_x emissions associated with Project operations would result from vehicular traffic, and in particular truck traffic. Mobile source emissions are regulated by standards imposed by federal and State agencies, not local governments; thus, feasible mitigation is not available to reduce the Project's emissions of NO_x to below a level of significance. With respect to ROG emissions, a majority of the Project's ROG emissions (84.6%) are associated with area sources such as architectural coatings and consumer products. ROG emissions from consumer product (i.e., solvents used in cleaning supplies, kitchen aerosols, cosmetics, and toiletries) make up most of the area source emissions (approximately 88%). As with mobile sources, consumer products cannot be regulated by the County of Riverside. CARB is primarily responsible for controlling pollution from consumer products. Impacts would be significant and unavoidable on both a direct and cumulatively-considerable basis. Additionally, because Project operational-related emissions would exceed the SCAQMD Regional Thresholds and because the Project's proposed land uses are not consistent with the growth forecasts included in the 2016 SCAQMD AQMP, the Project also would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the 2016 SCAQMD AQMP.
- Transportation: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. The Existing Plus Project generated VMT per employee is 22.76, which would exceed the County's adopted threshold of 14.24 VMT per employee by approximately 60 percent. Mitigation Measure

MM 4.18-1 requires that a VMT assessment be prepared for future implementing developments (i.e., plot plans, conditional use permits, etc.) in order to identify feasible site-specific TDM strategies that would serve to reduce VMT, while Mitigation Measure MM 4.18-2 requires future owner users and tenants to participate in Riverside County's Rideshare Program. However, inclusion of such VMT reduction measures in areas that are characteristically suburban in context are limited to a maximum VMT reduction of 15%. This maximum reduction for cross-category transportation-related mitigation measures of 15% for suburban settings is also noted in the County Guidelines. Therefore, even with the implementation of all feasible VMT reduction measures, Project-generated VMT cannot be reduced to a level of less than significant.