

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016081061

Project Title: Veterans Industrial Park 215

Lead Agency: March Joint Powers Authority

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Project Location: West of the existing March Air Reserve Base runways, east of I-215, south of the Van Buren Boulevard/I-215 interchange. The onsite portion of the project is located in unincorporated Riverside County. The offsite portions of the project are located in unincorporated Riverside County, City of Perris and the March Air Reserve Base.

The following information is provided in the attached Executive Summary from the Draft EIR for the Veterans Industrial Park 215 Project

Project Description (Proposed actions, location, and/or consequences).

See Attached Executive Summary

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

See Attached Executive Summary

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

See Attached Executive Summary

Provide a list of the responsible or trustee agencies for the project.

See Attached Executive Summary

EXECUTIVE SUMMARY

ES.1 Introduction

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15123, this section of this Draft Environmental Impact Report (EIR) contains a summary of the Veterans Industrial Park 215 Project (proposed project) and its environmental effects. More detailed information regarding the proposed project and its potential environmental effects is provided in the following sections of this EIR. The March Joint Powers Authority (March JPA) is the lead agency for the proposed project. Included in this summary is an overview of the project location and setting, project objectives, project characteristics, project approvals, project alternatives, areas of known controversy; and a summary of the project's impacts and mitigation measures.

ES.2 Project Location and Setting

The project site is located west of the existing March Air Reserve Base (MARB) runways, provides no access to existing runways or any taxiways, and includes areas proposed for warehouse development (onsite) and areas for utility (street, drainage and pipeline) improvements (offsite). The onsite portion of the project encompasses approximately 142.5 acres located within the jurisdiction of the March JPA. The offsite portions of the project are located within March JPA, City of Perris, and MARB.

There are four offsite areas for utility (street, drainage and pipeline) improvements. These four offsite areas encompass approximately 5.35 acres. The first offsite area is proposed for street improvements to Van Buren Boulevard and encompasses approximately 0.5 acres. This first area is also located within the jurisdiction of the March JPA along Van Buren Boulevard and between the March Field Air Museum and Interstate 215 (I-215). The second offsite area is proposed for street and pipeline improvements within Western Way between the project site and Nandina Avenue. This second offsite improvement area encompasses approximately 3 acres and is located within the City of Perris. The third offsite area is proposed for pipeline improvements within Western Way between Nandina Avenue and Harley Knox Boulevard. The pipeline improvements include a new 18-inch water line that would be installed within the existing right-of-way. This third offsite area encompasses approximately 0.2 acre and is also located within the City of Perris. The fourth offsite area is proposed for drainage improvements on MARB adjacent to the southeast corner of the onsite portion of the project. This fourth offsite area encompasses approximately 1.65 acres.

Various land uses surround the project site. West of the project site is I-215, with the Riverside National Cemetery and the Meridian Business Park beyond. North of the project site is the existing March Field Air Museum and the offsite area along the future extension of Van Buren

Boulevard to the onsite portion of the project. East of the project site is the existing runways and facilities of the MARB as well as the offsite area proposed for drainage improvements on MARB. South of the project site is the corporate boundary of the City of Perris, and business and industrial uses that are part of the Perris Valley Commerce Center Specific Plan. The offsite area along the future extension of Western Way south of the project site to Nandina Avenue includes an industrial use as well as land that is currently vacant and unimproved. The offsite area of Western Way south of Nandina Avenue includes a two-lane paved roadway with some curbs, gutters and sidewalks because the Western Way right-of-way in this location is not fully improved at this time. Industrial uses are located adjacent to this portion of Western Way.

ES.3 Project Objectives

The following are the project applicant's objectives for the proposed project:

- Develop and operate a state-of-the-art logistics center that takes advantage of existing and planned March JPA infrastructure, is technologically feasible to construct, and in the general vicinity of similar industrial logistics and distribution center uses.
- Develop and operate a large format logistics center that is in close proximity to the former March Air Reserve Base and I-215/State Route 60 to support the distribution of goods throughout the region and that also limits truck traffic disruption to sensitive receptors within the surrounding region.
- Develop and operate a large format logistics center that will enhance e-commerce opportunities, attract quality tenants.
- Maximize efficient goods movement throughout the region by locating a large format logistics center in close proximity to the Ports of Los Angeles and Long Beach thereby enabling trucks servicing the site to achieve a minimum of two roundtrips per day.
- Develop and operate a large format logistics center that maximizes the use of a large industrial site in the region that is in close proximity to the Ports of Los Angeles and Long Beach, to realize substantial unmet demand in the region, allowing the region to compete on a domestic and international scale through the efficient and cost-effective movement of goods.
- Develop and operate a large format logistics center that meets and/or exceeds industry standards for operational criteria, including energy efficiency.
- Facilitate the development of underutilized land currently planned for aviation-related uses that maximizes the use of the site as a large format logistics center and responds to market demand
- Facilitate the establishment of design guidelines and development standards consistent with the March JPA Development Code and that create a unique, well-defined identity for the proposed project.
- Positively contribute to the economy of the region through new capital investment, creation of new employment opportunities, including opportunities for highly-trained workers and replacement jobs for those lost due to military base closures, and expansion of the tax base.

- Provide for the extension of planned roadways consistent with the March JPA Circulation Element.
- Establish landscape guidelines that emphasize the use of drought-tolerant and water-efficient plant materials.
- Establish guidelines for energy efficiency that promote the conservation of energy resources in the construction and operation of the proposed large format logistics center use.

ES.4 Project Characteristics

The proposed project includes the development of two warehouse buildings under the two buildings option and one building under the single building option for industrial/logistics uses within the onsite portion of the project. A Specific Plan for the project site has been prepared to identify the permitted uses and ancillary uses for the project site. The permitted use includes heavy and light logistics/distribution and warehousing, including high-cube warehousing (including uses requiring refrigeration of up to 10,000 square feet). The specific uses could be (1) ecommerce, including fulfillment centers, (2) research and development, and (3) light manufacturing and assembly, including aviation-related manufacturing. The proposed ancillary uses which are subordinate to the primary permitted use include various uses such as offices, maintenance facilities, public utility uses, employee support uses including cafeteria/café and training facilities. A detailed list is provided in Section 2.3.3 of this Draft EIR. The evaluation provided in this Draft EIR includes an analysis of two development scenarios of the site assuming high cube warehouse uses or intensive ecommerce uses. The environmental evaluation of these two uses provides a range of potential environmental impacts that could occur with the implementation of the permitted and ancillary uses.

This Draft EIR evaluates two warehouse buildings option and a single warehouse building option that encompass 2,219,852 square feet. After issuance of the Notice of Preparation (NOP) for the proposed project, the total square footage for the two buildings option was modified. The modification was made based on a review of the proposed building square footages for the proposed two buildings option by the Riverside County Airport Land Use Commission. Under the two buildings option, the project would have 2,090,518 square feet. Under the single building option, the proposed warehouse building would encompass 2,026,101 square feet. However, this Draft EIR evaluates the 2,219,852 square feet of warehouse buildings which represents a worst-case evaluation where greater impacts would occur with more square feet of land use area compared to the lesser square feet of land use area of the proposed modified project.

This EIR assumes that two warehouse buildings under the two buildings option and one warehouse building under the single building option are proposed to operate 24 hours per day in two to three shifts of employment per day. This Draft EIR includes two employment estimates: 1,563 employees under the high-cube warehouse use and 3,171 employees under the intensive ecommerce use. The project also includes employee/visitor parking that is separate from the truck docks and service areas.

The proposed project includes storm water facilities, roadway improvements, and utilities. The storm water facilities include the installation of a regional drainage pipeline to convey storm water that originates off the project site, onsite pipelines to convey storm water originating on the site, and bio-retention/detention basin(s). In addition, the project includes improvements to the existing drainage swale located on MARB. The proposed roadway improvements include the construction of Van Buren Boulevard north of the onsite portion of the project site and along the western and southern sides of the site. The project also includes the construction of Western Way between the onsite portion of the site and Nandina Avenue. The utility improvements include an 18-inch water pipeline within Western Way from Harley Knox Boulevard to the project site and includes, sewer, electric, gas, communication, and other water facilities on the site.

ES.5 Project Approvals

The following are the discretionary actions and approvals required from March JPA for the proposed project:

March JPA

- **General Plan Amendment.** A General Plan Amendment to add a Specific Plan overlay to the existing “Aviation” land use designation is required.
- **Zone Change/Specific Plan.** The project site is currently not zoned. The Veterans Industrial Park 215 Specific Plan proposes an overlay zone over the entire project site and zone change to a designation of “Specific Plan (SP-8)”. The Specific Plan contains the development standards and procedures necessary to development the project site.
- **Tentative Parcel Map.** The project site is comprised of five assessor parcels for taxation purposes but is not presently a legal development parcel. The proposed project includes a Tentative Parcel Map to create either one or two legal development parcels, dedicate rights-of-way for the extension of Van Buren Boulevard and Western Way, and identify required utility easements.
- **Plot Plan.** The project requires approval of a plot plan which includes the site development plan for either two buildings or a single building, parking, landscaping, drainage facilities, and new streets and driveways.
- **Development Agreement (DA) and Disposition and Development Agreement (DDA).** The project requires approval of a statutory development agreement in accordance with the California Code Section 65864 et seq. The Development Agreement includes methods for financing acquisition and construction of infrastructure and phasing, including future phasing. The Development Agreement is to be approved prior to issuance of the first building permit.

As described in further detail in Chapter 2, *Project Description*, in addition to the above approvals required from March JPA, the following approvals will be required by responsible, trustee, and other agencies.

California Department of Transportation (Caltrans)

Encroachment Permit – The proposed project will require Caltrans approval of an encroachment permit to conduct grading and construction activities within Caltrans rights-of-way to connect the proposed drainage infrastructure with the existing box culverts.

City of Perris

Encroachment Permit – The proposed project will require City of Perris approval of an encroachment permit or other mechanism to conduct grading and construction activities within the City of Perris rights-of-way to construct Western Way from the southern boundary of the project site to Nandina Avenue. In addition, an encroachment permit will be required from the City of Perris for the construction of an 18-inch water line along Nandina Avenue between the southern project boundary line and Harley Knox Boulevard.

Western Municipal Water District

Water and Sewer Lines. Approval of the construction of the water and sewer lines to serve the proposed project.

Eastern Municipal Water District

Fire Suppression Line. Approval of the construction of the 18-inch water line extending from Harley Knox Boulevard to the project site along Western Way.

California Department of Fish and Wildlife

Section 1602 Agreement. The proposed project requires issuance of a Section 1602, Streambed Alteration Agreement from the California Department of Fish and Wildlife.

Regional Water Quality Control Board

Section 401 Certification. The proposed project requires approval of a 401 Certification from the Regional Water Quality Control Board.

Riverside County Airport Land Use Commission (ALUC)

The March JPA has elected to refer the project to the Riverside County ALUC for determination of project consistency of the single building option with the Riverside County Airport Land Use Plan. The Riverside County ALUC has already made a consistency determination for the two buildings option.

In addition to the State and local agencies, the proposed project will require approval from the following federal agencies.

U.S. Army Corps of Engineers

Section 404 Permit. The proposed project requires approval of a Section 404 permit in accordance with the Clean Water Act from the U.S. Army Corps of Engineers.

Federal Aviation Administration

FAA Approval. The proposed project must be depicted on the March Inland Port Airport Layout Plan, which requires approval from the Federal Aviation Administration.

March Air Reserve Base

MARB Approval. The proposed drainage improvement on MARB will require approval from MARB.

ES.6 Project Alternatives

In addition to the proposed project, this EIR evaluates the potential environmental impacts resulting from implementation of alternatives to the proposed project at a qualitative level of detail. The alternatives are summarized below. A detailed discussion of the alternatives is provided in Chapter 5, *Alternatives*, of this EIR.

- **Alternative 1: No Project, No Development Alternative** assumes that the project site would not be developed with the proposed project under either the Two Buildings or Single Building options, and the project site would remain in its current undeveloped state.
- **Alternative 2: Construction Phasing Alternative** assumes that the construction activities will not exceed the regional construction thresholds established by the South Coast Air Quality Management District (SCAQMD).

This alternative and the proposed project assume the same onsite and offsite development for the Two Buildings option. For the Single Building option, this alternative and the proposed project also assume the same onsite and offsite development. For both development options, both the proposed project and this alternative assume the same total building square footage, building height, building location, proposed uses, and estimated employee generation. This alternative does not change the grading quantities for the Two Buildings options and does not change the grading quantities for the Single Building option.

For the Two Buildings option, the proposed project assumes that construction activities for Buildings 1 and 2 would occur on the same day. The offsite road construction, utilities, and paving improvements activities would occur on the same day. The excavation/mass grading activities for Buildings 1 and 2 would occur on the same day. The onsite paving/concrete pour activities for Buildings 1 and 2 would also occur on the same day. Finally, the building construction/architectural coating activities for Buildings 1 and 2 would occur on the same day.

To reduce regional daily construction air quality emissions associated with the Two Buildings option under the proposed project, the construction activities for the Two Buildings option under Alternative 2 assumes that the onsite paving/concrete pour activities for Buildings 1 and 2 does not occur on the same day. The remaining construction activities that were identified as occurring on the same day for the proposed project would occur on the same day for Alternative 2. Because the Two Buildings option under Alternative 2 would not include onsite paving/concrete pour activities for Buildings 1 and 2 on the same day, regional daily emissions during construction would not exceed the SCAQMD regional daily construction thresholds.

For the Single Building option, the proposed project assumes that construction activities would occur on the same day. The offsite road construction and utilities improvements, and excavation/mass grading activities would occur on the same day. The offsite road construction and utilities improvements, excavation/mass grading and concrete pour activities would occur on the same day. The onsite concrete pour and building construction activities would also occur on the same day. Finally, the building construction, paving and architectural coating activities would occur on the same day.

To reduce regional daily construction air quality emissions associated with the Single Building option under the proposed project, the construction activities for the Single Building option under Alternative 2 assumes that the excavation/mass grading and concrete pour activities would not occur on the same day. The remaining construction activities that were identified as occurring on the same day for the Single Building option under the proposed project would occur on the same day for Alternative 2. Because the Single Building option under Alternative 2 would not include excavation/mass grading and concrete pour activities occurring on the same day, regional daily emissions during construction would not exceed the SCAQMD regional daily construction thresholds.

- **Alternative 3: Alternative Drainage Alternative** assumes the relocation of the proposed regional drainage conveyance from the regional drainage pipeline along the west and south sides of the project site to a trapezoidal channel along the north and east sides of the project site. Alternative 3 would include the construction of either two warehouse buildings or a single warehouse building consisting of a total of 2,219,852 square feet which is the same as the proposed project under the Two Buildings option or Single Building option. Currently, storm water that originates off of the project site and enters the project site from Caltrans culverts under I-215. Storm water is conveyed to a primary northwest to southeast drainage features that currently bisects the project site. This drainage feature currently conveys storm water from offsite areas as well as storm water originating on the project site to an existing drainage swale and drainage course southeast of the project site within MARB. This Alternative includes diverting storm water that enters the project site from Caltrans culverts under I-215 to a proposed trapezoidal channel that would convey the storm water to an existing drainage swale and drainage course located on MARB. This Alternative would include the same drainage facilities to accommodate the storm water originating on the project site as the proposed project. Storm water originating on the project site would be conveyed to bio-retention facilities to be treated prior to storm water being conveyed to the trapezoidal channel. This Alternative under the Two Buildings option includes similar grading and construction activities and similar

grading quantities as the proposed project under the Two Buildings option. This Alternative under the Single Building option includes similar grading and construction activities and similar grading quantities as the proposed project under the Single Building option. This Alternative under either the Two Buildings option or the Single Building option would not include the construction activities associated with the regional drainage pipeline on the project site and the drainage swale that are proposed on MARB that are part of the proposed project under the Two Buildings and the Single Building options.

ES.6.1 Environmentally Superior Alternative

As required by CEQA Guidelines Section 15126.6, one of the alternatives must be identified as an Environmentally Superior Alternative. The Environmentally Superior Alternative is the one that would result in the fewest or least significant impacts. If the Environmentally Superior Alternative is the No Project Alternative, which is the case with the conclusions in this Draft EIR's alternatives analysis, then an Environmentally Superior Alternative must be selected from the remaining alternatives.

Alternative 2, Construction Phasing Alternative and Alternative 3, Alternative Drainage would result in less environmental effects compared to the effects resulting from the implementation of the proposed project with respect to the building options. Based on a comparison of Alternative 2 and Alternative 3, Alternative 2 would eliminate a significant and unavoidable impact associated with the proposed project as well as with Alternative 3. Alternative 3 would result in slightly less grading area (i.e., 1.65 acres) compared to Alternative 2, and as a result, Alternative 3 would result in slightly less impacts related to construction air emissions, biological resources (federally protected wetlands), cultural resources and tribal cultural resources, greenhouse gas emissions and construction noise. Because the implementation of Alternative 3 would not eliminate a significant and unavoidable impact compared to Alternative 2, the environmentally superior alternative is considered to be Alternative 2. Alternative 2 would be able to meet each of the project objectives.

ES.7 Areas of Known Controversy

Section 15123(b)(2) of the CEQA Guidelines requires that an EIR identify areas of controversy known to the lead agency, including issues raised by other agencies and the public. While significant issues of controversy have not been raised during the EIR preparation process, the main comments submitted on the Notice of Preparation (NOP) during the public review and comment period include building heights, air emissions, biological resources, cultural resources, hazards and hazardous materials, drainage, land use compatibility, noise, fire services, traffic, solid waste, water supply, cumulative impacts and growth impacts.

ES.8 Environmental Impacts and Mitigation Measures

This section provides a summary of impacts, mitigation measures, and level of impact after implementation of mitigation measures associated with the proposed project under the High Cube Warehouse Use scenario for the Two Buildings option and under the Intensive Ecommerce Use scenario for the Two Buildings and Single Building options. Detailed analyses of these topics are included within Chapter 3 of this Draft EIR. The environmental issues that were focused out of the detailed analysis are also summarized and more fully discussed in Chapter 4. The summary is provided by environmental issue area below in **Table ES-1**, *Summary of Environmental Impacts and Mitigation Measures*.

**TABLE ES-1
SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
3.1 Aesthetics			
Impact 3.1-1: The proposed project would have a less than significant and less than cumulatively considerable effect on a scenic vista.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.1-2: The proposed project would have no impact and would not contribute to cumulative impacts related to damage of scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
Impact 3.1-3: The proposed project would have a less than significant and less than cumulatively considerable degradation of the existing visual character or quality of the sites and their surroundings.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.1-4: The proposed project would create new sources of light or glare; however, this increase would result in less than significant and less than cumulatively considerable adverse effects on day or nighttime views in the project area.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
3.2 Air Quality			
Impact 3.3-1: The proposed project would have significant and cumulatively considerable effects on implementation of the South Coast Air Quality Management Plan (AQMP) because the project would conflict with or obstruct implementation of the AQMP during construction and operational activities.			
High Cube Warehouse Use (Two Buildings Option)	Significant	<p><i>Project Measures – Construction</i></p> <p>AIR-1: Coating Requirements: The Applicant shall use coatings that comply with SCAQMD Rule 1113, as applicable. The proposed project will strive to utilize material which is pre-primed or pre-painted. Additionally, the proposed project (under the Two Buildings Option only) shall either:</p> <ol style="list-style-type: none"> Extend the period of architectural coating to limit the VOC daily emissions. Based on the size of the buildings, and assuming architectural coating of the entire building (either paint, sealer or other coating) would occur onsite, each architectural coating phase would need to be extended to 40 days per building. Limit VOC content of architectural coatings to 10 grams per liter. <p>AIR-2: Equipment Emissions Standards. The Applicant shall implement construction equipment features for equipment operating at the project</p>	Significant and Unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>site. These features shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. Construction features will include the following: The proposed project shall utilize off-road diesel-powered construction equipment that meet or exceed CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower (hp) or greater during project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter or equivalent. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Alternative-fueled generators shall be used when commercial models that have the power supply requirements to meet the construction needs of the proposed project are commercially available from local suppliers/vendors. The determination of commercial availability of such equipment will be made by the March JPA for portions of the project located within the jurisdiction of the March JPA or by the City of Perris for portions of the project located within the jurisdiction of the City of Perris. This determination shall be made prior to issuance of grading or building permits based on applicant-provided evidence of the availability or unavailability of alternative-fueled generators and/or evidence obtained by the March JPA or by the City of Perris from expert sources, such as construction contractors in the region.</p> <p><i>Project Measures - Operation</i></p> <p>AIR-3: Operational Haul Truck Requirement: The project operator(s) shall ensure, through sale or leasing agreements, that the haul fleet consist of trucks that at a minimum meet the emissions standards of a 2010 vehicle model, and as trucks are replaced they are replaced with the newest available model.</p> <p>AIR-4: Transportation Design Management Program: Prior to issuance of occupancy permits, project operator(s) shall prepare and submit a Transportation Design Management (TDM) program detailing strategies that would reduce the use of single occupant vehicles (SOV) by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM program shall include, but is not limited to, the following:</p> <ul style="list-style-type: none"> • Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options; 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> • Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the project site; • Provide on-site car share amenities for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day; • Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service; and • Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users. 	
Intensive Ecommerce Use (Two Buildings Option)	Significant	<p>Implementation of Mitigation Measure AIR-1 and Mitigation Measure AIR-2 is required for construction activities.</p> <p>Implementation of operational Mitigation Measure AIR-3 and Mitigation Measure AIR-4 is required for operational activities.</p>	Significant and Unavoidable
Intensive Ecommerce Use (Single Building Option)	Significant	<p>Implementation of Mitigation Measure AIR-2 is required for construction activities.</p> <p>Implementation of operational Mitigation Measure AIR-3 and Mitigation Measure AIR-4 is required for operational activities.</p>	Significant and Unavoidable
<p>Impact 3.3-2: The proposed project would have significant and cumulatively considerable effects because the project would violate an air quality standard or contribute substantially to an existing or projected air quality violation during construction and operational activities.</p>			
High Cube Warehouse Use (Two Buildings Option)	Significant	<p>Implementation of Mitigation Measure AIR-1 and Mitigation Measure AIR-2 is required for construction activities.</p> <p>Implementation of operational Mitigation Measure AIR-3 and Mitigation Measure AIR-4 is required for operational activities.</p>	Significant and Unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measure AIR-1 and Mitigation Measure AIR-2 is required for construction activities. Implementation of operational Mitigation Measure AIR-3 and Mitigation Measure AIR-4 is required for operational activities.	Significant and Unavoidable
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measure AIR-1 and Mitigation Measure AIR-2 is required for construction activities. Implementation of operational Mitigation Measure AIR-3 and Mitigation Measure AIR-4 is required for operational activities.	Significant and Unavoidable
Impact 3.3-3: The proposed project would result in a cumulatively considerable net increase of a criteria pollutant.			
High Cube Warehouse Use (Two Buildings Option)	Significant	Implementation of Mitigation Measure AIR-1 and Mitigation Measure AIR-2 is required for construction activities. Implementation of operational Mitigation Measure AIR-3 and Mitigation Measure AIR-4 is required for operational activities.	Significant and Unavoidable
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measure AIR-1 and Mitigation Measure AIR-2 is required for construction activities. Implementation of operational Mitigation Measure AIR-3 and Mitigation Measure AIR-4 is required for operational activities.	Significant and Unavoidable
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measure AIR-1 and Mitigation Measure AIR-2 is required for construction activities. Implementation of operational Mitigation Measure AIR-3 and Mitigation Measure AIR-4 is required for operational activities.	Significant and Unavoidable
Impact 3.3-4: The proposed project would result in less than significant and less than cumulatively considerable effects associated with the exposure of sensitive receptors to substantial pollutant concentrations.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.3-5: The proposed project would result in less than significant and less than cumulatively considerable effects from the creation of objectionable odors affecting a substantial number of people.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
3.3 Biological Resources			
Impact 3.3-1: The proposed project could have significant and cumulatively considerable effects on species because the project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.			
High Cube Warehouse Use (Two Buildings Option)	Significant	<p>BIO-1: Prior to the issuance of grading permits and/or an action that would result in disturbance of the onsite or offsite project areas (whichever occurs first and including but not limited to disking and demolition activities), the applicant shall submit to the satisfaction of the March JPA, evidence that pre-construction surveys for BUOW have been completed. The project areas include the approximately 142-acre project site and the three offsite improvement areas (Van Buren Boulevard north of the onsite area, Western Way north of Nandina Avenue to the onsite portion of the project, and Western Way south of Nandina Avenue to Harley Knox Boulevard).</p> <p>For the onsite area and the offsite Van Buren Boulevard improvement which are located within the March JPA jurisdiction and not within the</p>	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>MSHCP, pre-construction surveys shall be required in accordance with protocols established by CDFW in the CDFG 2012 Staff Report on Burrowing Owl Mitigation before the start of grading activities to confirm the absence of BUOW from the proposed improvement area as well as the buffer area identified within the CDFW protocol. These preconstruction clearance surveys include: (1) first survey within 14 days of ground disturbance and (2) second survey within 24 hours prior to ground disturbing activities.</p> <p>For the offsite improvement areas along Western Way between the onsite portion of the project to Harley Knox Boulevard, pre-construction surveys shall be required in accordance with the protocols established within the MSHCP which includes the first survey within 30 days of ground disturbance and the second survey within 24 hours prior to ground disturbing activities. Although the Western Way offsite improvement areas are located within the MSHCP, the project applicant will conduct the preconstruction surveys in accordance with the slightly more restrictive protocols established by CDFW in the CDFG 2012 Staff Report on Burrowing Owl Mitigation before the start of grading activities to confirm the absence of BUOW from the proposed improvement areas as well as the buffer area identified within the CDFW protocol. These preconstruction clearance surveys include: (1) first survey within 14 days of ground disturbance and (2) second survey within 24 hours prior to ground disturbing activities.</p> <p>If any of the preconstruction surveys determine BUOW to be present, protective measures, including active or passive relocation, shall be developed in consultation with CDFW to ensure compliance with the Migratory Bird Treaty Act and other applicable CDFW Code requirements and include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Occupied BUOW shall not be disturbed during nesting season unless a qualified biologist verifies through non-invasive methods that either 1) the birds have not begun egg-laying or incubation or 2) that juveniles from the occupied burrows are foraging independently and are capable of an independent survival flight. • A burrowing owl relocation plan shall be prepared that recommends methods needed to relocate the burrowing owls from the onsite and/or offsite project areas and provide measures that will be implemented for the maintenance, monitoring, and reporting of the relocated burrowing owls to increase chances of survivorship and better ensure compliance with CDFW guidelines. This plan shall be implemented during the non-breeding season, and prior to seasonal 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>rains to promote the best outcome for conservation of the burrowing owl.</p> <ul style="list-style-type: none"> In addition to the above, the applicant can choose to conduct additional BUOW surveys in advance of the prescribed pre-construction survey(s) protocol established by CDFW in order to assess the presence/absence of BUOW on the project site. Surveys conducted earlier than the prescribed pre-construction surveys per CDFW guidelines, would allow the applicant to start early consultation with CDFW regarding BUOW relocation (assuming BUOW are present within the onsite and/or offsite project areas) well in advance of project construction activities. However, early surveys and consultation with CDFW does not eliminate the need to conduct pre-construction clearance surveys in accordance with CDFW guidelines. As stated above, two pre-construction clearance surveys shall be conducted (first survey within 14 days of ground disturbance and a second survey within 24 hours prior to ground disturbing activities) to document the continued absence of burrowing owl from the onsite and offsite project areas as well as the buffer areas. If construction is delayed or suspended for more than 30 days after the clearance survey, the onsite and offsite project areas as well as the buffer areas shall be resurveyed. <p>All protective measures, including relocation, shall be reviewed and approved by the CDFW prior to the initiating any ground disturbing activities.</p> <p>BIO-2: If removal of onsite and offsite vegetation associated with the proposed project occurs during the non-nesting season (September 1 to January 31), no nesting survey or biological monitor are required.</p> <p>If the removal of onsite and offsite vegetation associated with the proposed project occurs during the nesting season (February 1 to August 31), a qualified biologist shall conduct a survey within three days of vegetation removal activities to determine if there are active nests within the onsite and offsite vegetation proposed for removal as well as 500 feet from the proposed grading area. If an active nest is not found, no biological monitor is required. If active nests are detected, a minimum buffer (e.g., 500 feet) around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines the nesting species have fledged and is no longer active or the nest has failed. The buffer may be modified (i.e., increased or decreased) and/or other recommendations proposed (e.g., a temporary soundwall) as determined appropriate by the qualified biologist to minimize</p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>impacts. The qualified biologist shall monitor the removal of onsite vegetation. Nest buffer distance will be based on species, specific location of the nest, the intensity of construction activities, existing disturbances unrelated to the proposed project present in the project area, and other factors.</p> <p>If there is a lapse of construction activities associated with the proposed project during the nesting season for seven days or more, an additional nesting bird survey shall be conducted to determine if a nest is present prior to construction activities resuming. The procedure identified above for no active nest and an active nest shall be followed.</p>	
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measures BIO-1 and BIO-2 is required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measures BIO-1 and BIO-2 is required.	Less than Significant
<p>Impact 3.3-2: The proposed project would not have an impact or contribute to a cumulative impact on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS.</p>			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
<p>Impact 3.3-3: The proposed project could have significant and cumulatively considerable effects on federally protected wetlands as defined by Section 404 of the Clean Water Act as a result of the direct removal, filling, hydrological interruption of a federally protected wetland.</p>			
High Cube Warehouse Use (Two Buildings Option)	Significant	<p>BIO-3: Prior to the issuance of a grading permit, the project applicant shall submit a detailed restoration plan that mitigates for the loss of onsite waters (1.50 acres of waters of the U.S. and 3.28 acres of waters of the State) at a ratio acceptable and approved by the resource agencies (i.e., USACE, RWQCB and CDFW), but not less than 1:1 ratio. Opportunities may exist for onsite mitigation within the existing drainages, but additional</p>	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		offsite mitigation will be required. Mitigation for the loss of onsite waters shall be negotiated with the above listed regulatory agencies and must be biologically equivalent or superior to the impacted jurisdictional features. The regulatory approvals include the CWA Section 404 permit from USACE, CWA Section 401 Permit from the RWQCB and Section 1602 Lake and Streambed Agreement from CDFW.	
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measure BIO-3 is required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measure BIO-3 is required.	Less than Significant
Impact 3.3-4: The proposed project would not have an impact or contribute to a cumulative impact on the movement of species because the proposed project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
Impact 3.3-5: The proposed project would have no impact and would not contribute to cumulative effects on biological resources due to conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>Impact 3.3-6: The proposed project would not impact and would not contribute to cumulative effects on a conservation plan because the project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	No Impact	No mitigation measures are required.	No Impact
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	No Impact	No mitigation measures are required.	No Impact
<p>Intensive Ecommerce Use (Single Building Option)</p>	No Impact	No mitigation measures are required.	No Impact
<p>3.4 Cultural Resources</p>			
<p>Impact 3.4-1: The proposed project would result in no impact and would not contribute to potential cumulative effects on historical resources because the project would not impact a historic resource that meets the criteria of the National Register of Historic Places or the California Register of Historical Resources..</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	No Impact	No mitigation measures are required.	No Impact
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	No Impact	No mitigation measures are required.	No Impact
<p>Intensive Ecommerce Use (Single Building Option)</p>	No Impact	No mitigation measures are required.	No Impact
<p>Impact 3.4-2: The proposed project could have significant and cumulatively considerable effects on archaeological resources because the project could cause a substantial change in the significance of an archeological resource.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	Significant	<p>CUL-1: Prior to the issuance of a grading permit, the project applicant shall retain a qualified archaeologist (defined as a cultural resources professional who meets the Secretary of the Interior’s Professional</p>	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>Qualifications Standards for archaeology [U.S. Department of the Interior, 2008]) to evaluate archaeological resources if they are found during grading or construction activities within the onsite and offsite areas of the project. The selected qualified archaeologist will be required to be approved by the March JPA for activities within the March JPA jurisdiction and will be required to be approved by the City of Perris for activities within the City of Perris jurisdiction. The project applicant shall submit a fully executed copy of the contract to retain a March JPA qualified/approved archaeological monitor to the March JPA to ensure compliance with this measure. The project applicant shall submit a fully executed copy of the contract with the qualified/approved archaeological monitor to the March JPA or City of Perris, as appropriate, to ensure compliance with this measure.</p> <p>CUL-2: Prior to the start of ground disturbing activities associated with the project, the qualified archaeologist (or an archaeologist working under the direct supervision of the qualified archaeologist) shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, and safety precautions to be taken when working with archaeological monitors. The March JPA and the applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance for activities within the March JPA jurisdiction. The City of Perris and the applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance for activities within the City of Perris jurisdiction.</p> <p>A Monitoring Plan shall be prepared prior to ground disturbance activities. The Plan, among other topics, shall document the proposed methodology for inadvertent finds, the state law process applicable to discovered human remains, the grading activity observation process, the mitigation measures and conditions of approval for the project.</p> <p>CUL-3: If during grading or construction activities, cultural resources are discovered on the project site or offsite areas, work shall be halted immediately within 100 feet of the discovery and the qualified archaeologist shall be contacted to evaluate the resource. The March JPA shall also be contacted for discoveries within the jurisdiction of the March JPA and the City of Perris shall also be contacted for discoveries within the jurisdiction of the City of Perris.</p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>The qualified archaeologist shall evaluate the resource. If the qualified archaeologist determines that the resource is not unique, and therefore not significant, grading and construction activities may continue. If the qualified archaeologist determines that the resource is unique, and therefore significant, as defined under Section 15064.5 of the CEQA Guidelines, the archaeologist shall work with the Lead Agency (i.e., the March JPA for areas within the March JPA jurisdiction and the City of Perris for areas within the City of Perris jurisdiction) in developing mitigation measures including avoidance or capping, incorporation of the site in green space or data recovery excavations of the resource. All cultural resources, with the exception of human remains and Native American tribal cultural resources that are addressed in Impact 3.4-4 and Impact 3.4-5 below, respectively, collected shall be curated according to the current professional repository standards. Weekly reports shall be submitted by the qualified archaeologist to the Lead Agency until all resources are collected and curated. The collections and associated records shall be transferred, including title, to a curation facility that meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories. A final report shall be prepared that addresses each resource found within the onsite and offsite areas of the project. The final report shall be provided to the curation facility as well as to the Lead Agency.</p>	
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	<p>Significant</p>	<p>Implementation of Mitigation Measures CUL-1, CUL-2 and CUL-3 is required.</p>	<p>Less than Significant</p>
<p>Intensive Ecommerce Use (Single Building Option)</p>	<p>Significant</p>	<p>Implementation of Mitigation Measures CUL-1, CUL-2 and CUL-3 is required.</p>	<p>Less than Significant</p>
<p>Impact 3.4-3: The proposed project could have significant and cumulatively considerable effects on paleontological resources because the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	<p>Significant</p>	<p>CUL-4: Prior to the issuance of a grading permit, the project applicant shall retain a qualified paleontologist to conduct monitoring activities and evaluate paleontological resources if they are found during grading and construction activities within the onsite and offsite areas of the project. The selected qualified paleontologist will be required to be approved by the March JPA for activities within the March JPA jurisdiction and will be required to be approved by the City of Perris for activities within the City of Perris jurisdiction.</p>	<p>Less than Significant</p>

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>CUL-5: Prior to the issuance of a grading permit, the qualified paleontologist shall prepare a Paleontological Resource Mitigation Plan (PRMP) for the project and provide the PRMP to the March JPA and the City of Perris.</p> <p>CUL-6: Prior to the start of ground disturbing activities associated with the project, the qualified paleontologist (or a paleontologist working under the direct supervision of the qualified paleontologist) shall conduct paleontological resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The March JPA and the applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance for activities within the March JPA jurisdiction. The City of Perris and the applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance for activities within the City of Perris jurisdiction.</p> <p>CUL-7: During grading and construction activities, full-time monitoring shall be required during ground-disturbing activities that exceed 2 meters below ground surface (bgs) within areas deemed to have a high paleontological resource potential. Part-time monitoring, or spot checking, shall be required during shallow ground-disturbances (i.e., 2 meters bgs or shallower) to determine if the underlying sensitive geologic units are being impacted by construction, and at what depth. Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected.</p> <p>Monitoring shall include matrix screening for the presence of microfossils, the frequency of which shall be determined by the qualified paleontologist. Monitoring is largely a visual inspection of sediments; therefore, the most likely fossils to be observed will be macrofossils of vertebrates (bones, teeth, tusk) or invertebrates (shells). At the discretion of the qualified paleontologist, the monitor shall periodically screen sediments to check for the presence of microfossils that can be seen with the aid of a hand lens (i.e., micro-vertebrates). If micro vertebrate fossils are encountered during the screening process, then bulk matrix samples shall be taken for processing off site. For each fossiliferous horizon or paleosol, a standard</p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>sample (4.0 cubic yards or 6,000 pounds) shall be collected for subsequent wet-screening per SVP (2010) guidelines.</p> <p>Weekly reports of monitoring activities and resources that are discovered shall be submitted by the qualified paleontologist to the Lead Agency (i.e., the March JPA for areas within the March JPA jurisdiction and the City of Perris for areas within the City of Perris jurisdiction)</p> <p>CUL-8: Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point ready for curation. Preparation shall include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Following laboratory work, all fossils specimens shall be identified to the lowest taxonomic level, cataloged, analyzed, and curated. The fossil specimens must be delivered to the accredited museum repository identified on the permit and receipt(s) of collections shall be submitted to the applicant with copies sent to the Lead Agency. This delivery shall be made as soon as practical but no later than 60 days after all fieldwork is completed. The cost of curation is assessed by the repository and shall be the responsibility of the applicant. At the conclusion of laboratory work and museum curation, a Paleontological Mitigation Report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project area geology and paleontology, a specimen inventory of all taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, the signed receipt of confirmation of museum deposition, and recommendations. The report shall be submitted to the designated repository and the Lead Agency within 45 days following completion of monitoring and laboratory work.</p>	
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	<p>Significant</p>	<p>Implementation of Mitigation Measures CUL-4 through CUL-8 is required.</p>	<p>Less than Significant</p>
<p>Intensive Ecommerce Use (Single Building Option)</p>	<p>Significant</p>	<p>Implementation of Mitigation Measures CUL-4 through CUL-8 is required.</p>	<p>Less than Significant</p>
<p>Impact 3.4-4: The proposed project would have less than significant and less than cumulatively considerable effects on human remains.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	<p>Less than Significant</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant</p>

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Impact 3.4-5: The proposed project could have a significant and cumulatively considerable impact on a tribal cultural resource defined in Public Resources Code section 21074 because the project could cause a substantial change in the significance of a tribal cultural resource.</p>			
High Cube Warehouse Use (Two Buildings Option)	Significant	<p>CUL-9: Prior to the issuance of a grading permit, the project applicant shall enter into separate agreements with each Native American tribe requesting monitoring. The agreements shall address the roles of the project applicant, qualified archaeologist as identified in Mitigation Measure CUL-1, and the monitoring tribes. In addition, the agreements shall include the provisions of monitoring activities as well as the components of a Cultural Resources Treatment Plan in the event cultural resources are discovered. The project applicant shall submit a fully executed copy of the separate agreements with each Native American tribe requesting monitoring. The Native American tribes that have requested monitoring of ground disturbance activities include Temecula Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians, the Agua Caliente Band of Cahuilla Indians, the Gabrielino Band of Mission Indians – Kizh Nation, the Morongo Band of Mission Indians, and the San Manuel Band of Mission Indians.</p> <p>CUL-10: If during ground disturbance activities tribal cultural resources are discovered, the archaeological and Native American monitors shall be empowered to immediately halt work within 100 feet of the discovery until the Lead Agency, Native American monitors and the qualified archaeologist have evaluated the discovery and determined appropriate treatment (as prescribed in CUL-11). Any newly discovered tribal cultural resources shall be subject to a cultural resource’s evaluation pursuant to state law by the project archeologist, the March JPA, and the Native American tribes, prior to restarting grading within 100 feet of the discovered resources. The cultural resources evaluation of the newly discovered cultural resources shall be detailed in a Cultural Resources Treatment Plan (“Plan”).</p> <p>CUL-11: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the</p>	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>following procedures shall be carried out for final disposition of the discoveries:</p> <p>One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the Lead Agency's Planning Department (i.e., March JPA Planning Department for discoveries within the March JPA jurisdiction and the City of Perris Planning Department for discoveries within the City of Perris jurisdiction):</p> <ol style="list-style-type: none"> a. Preservation-In-Place of cultural resources, if feasible. Preservation in place means avoiding the resources and leaving them in the place where they found with not development affecting the integrity of the resources, in perpetuity. b. Reburial of the resources on the Project property. The measures for reburial shall include, at minimum, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential monitoring report (prepared in conformance with the County of Riverside Phase IV Report) and DPR forms shall be updated. The monitoring report shall be filed with the Lead Agency under a confidential cover and not subject to Public Records Request. c. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archeological 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 the subject archaeological materials have been received and that all fees have been paid, shall be provided by the applicant to the Lead Agency. There shall be no destructive or invasive testing on sacred items, burial 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the monitoring report.</p> <p>CUL-12: During ground disturbance activities, the archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. The qualified archaeologist shall review the daily logs and provide weekly reports to the Lead Agency. After monitoring has been completed, the qualified archaeologist shall prepare a report that details the results of monitoring for submittal to the Lead Agency, the South Central Coastal Information Center, and any Native American tribe that requests a copy.</p> <p>CUL-13: In the event of an unanticipated discovery of a human remain that is determined to be a Native American and the NAHC identifies the most likely descendent (MLD) as the Temecula Band of Luiseno Mission Indians or the Soboba Band of Luiseno Indians, the human remain shall be reburied within the onsite portion of the project. If the NAHC identifies a different tribe as the MLD, then the MLD representative has the option to rebury the human remain within the onsite portion of the project or the human remains could be provided to the MLD.</p>	
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measures CUL-9 through CUL-13 is required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measures CUL-9 through CUL-13 is required.	Less than Significant
3.5 Geology, Soils, and Seismicity			
<p>Impact 3.5-1: The proposed project would result in a less than significant and less than cumulatively considerable potential to expose people or structures to adverse geologic effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other substantial evidence of a known fault; strong seismic ground shaking; or seismic-related ground failure, including liquefaction or landslides.</p>			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.5-2: The proposed project would have less than significant and less than cumulatively considerable effects from soil erosion or the loss of topsoil.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.5-3: The proposed project would have less than significant and less than cumulatively considerable instability effects because the proposed project would not be located on a geologic unit or soil that is unstable or that could become unstable as a result of the proposed project and would not result in potential on-or off-site landslide, subsidence, or collapse.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.5-4: The proposed project would have less than significant and less than cumulatively considerable effects to life or property due to expansive soils.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.5-5: The proposed project would have no impact and would not contribute to cumulative impacts on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water because the proposed project does not include the use of septic tanks or alternative waste water disposal systems.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
3.6 Greenhouse Gas Emissions			
Impact 3.6-1: The proposed project would have significant and cumulatively considerable effects associated with greenhouse gas emissions because the project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.6-2: The proposed project would have less than significant and less than cumulatively considerable effects on a greenhouse gas plan			

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
because the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
3.7 Hazards and Hazardous Materials			
Impact 3.7-1: The proposed project would have less than significant and less than cumulatively considerable hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.7-2: The proposed project could have a significant hazards impact, but would result in less than cumulatively considerable hazards impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.			
High Cube Warehouse Use (Two Buildings Option)	Significant	HAZ-1: Prior to the issuance of a grading permit, the construction contractor shall demonstrate that they have retained a qualified environmental professional to prepare and implement a site-specific Health and Safety Plan in accordance with federal OSHA regulations (29 CFR 1910.120) and Cal/OSHA regulations (8 CCR Title 8, Section 5192). The Health and Safety Plan shall be submitted to March JPA for the portions of the project located within the March JPA jurisdiction and to the	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>City of Perris for the portions of the project located within the City of Perris jurisdiction for review and approval. The Health and Safety Plan shall include all required measures to protect construction workers and the general public potentially exposed to hazardous materials by including engineering controls, monitoring, and security measures to prevent unauthorized entry to the construction area and to reduce hazards outside of the construction area. If prescribed contaminant exposure levels or the performance standards in the Health and Safety Plan are exceeded, personal protective equipment shall be required for workers, and remedial actions taken, in accordance with state and federal regulations. The plan shall include designated personnel responsible for implementation of the Health and Safety Plan. Submittal of the Health and Safety Plan to the March JPA for the portions of the project located within the March JPA jurisdiction and to the City of Perris for the portions of the project located within the City of Perris jurisdiction shall not be construed as approval of the adequacy of the contractor's health and safety professional, the contractor's plan, or any safety measure taken in or near the construction site. The contractor shall be solely and fully responsible for compliance with all laws, rules, and regulations applicable to health and safety during the performance of the construction work.</p> <p>HAZ-2: The construction contractor shall retain and consult a qualified environmental professional for excavation and removal of impacted soil that may be encountered during grading and excavation activities. A site-specific soil management plan (SMP) shall be prepared and submitted to March JPA for the portions of the project located within the March JPA jurisdiction and to the City of Perris for the portions of the project located within the City of Perris jurisdiction. The SMP shall be implemented during excavation and grading activities on the onsite and offsite portions of the project to ensure that any contaminated soils are properly identified, excavated, and disposed of off-site, as follows:</p> <ul style="list-style-type: none"> • The SMP would include the project site description, including geologic and hydrogeologic setting and the site assessment history. • The SMP would address areas of elevated contaminants per the applicable regulatory agency guidelines (e.g., AQMD, DTSC, SWRCB). The cleanup goals would be based on a screening level evaluation and would be used to support decisions with respect to the need for and the extent of remediation. Waste profile reports would be prepared and would provide details on the appropriate waste disposal facility for disposal of affected waste (e.g., Class I, Class II, Class III landfills). 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> During the project's excavation phase, the Project Applicant shall remove and properly dispose of impacted materials in accordance with the provisions of the SMP. If soil is stockpiled prior to disposal, it will be managed in accordance with the project's Storm Water Pollution Prevention Plan. If applicable, impacted soils would be managed in accordance with SCAQMD Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil, as well as applicable requirements of DTSC, and Santa Ana Regional Water Quality Control Board (SARWQCB). 	
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measures HAZ-1 and HAZ-2 is required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measures HAZ-1 and HAZ-2 is required.	Less than Significant
<p>Impact 3.7-3: The proposed project would have less than significant and less than cumulatively considerable impacts from emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Impact 3.7-4: The proposed project could be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, could create a significant hazard impact, but less than cumulatively considerable hazard impacts to the public or the environment.</p>			
High Cube Warehouse Use (Two Buildings Option)	Significant	Implementation of Mitigation Measures HAZ-1 and HAZ-2 are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measures HAZ-1 and HAZ-2 are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measures HAZ-1 and HAZ-2 are required.	Less than Significant
Impact 3.7-5: The proposed project is located within an airport land use plan and within two miles of a public airport, public use airport, or private airstrip, which could result in significant and cumulatively considerable safety hazards for people working in the project area.			
High Cube Warehouse Use (Two Buildings Option)	Significant	<p>HAZ-3: Prior to the issuance of an occupancy permit for each proposed building under the Two Buildings Option or the proposed building under the Single Building Option, the project applicant shall demonstrate that the levels of human occupancy would not exceed the Airport Land Use Plan's maximum permissible average of 100 persons per acre or 250 persons per single acre if limited showrooms and retail uses and employee support uses including cafeteria/café and training facilities are proposed.</p> <p>HAZ-4: Prior to the issuance of an occupancy permit for each building under the Two Buildings Option or the proposed building under the Single Building Option, the project applicant shall demonstrate that office use areas, if proposed, are attenuated to achieve the 45 dBA interior noise standard.</p> <p>HAZ-5: Prior to the issuance of a building permit for each building under the Two Buildings Option, the northeast and southeast corners of both building structures shall be marked/lighted in accordance with the Federal Aviation Administration Advisory Circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, red lights – Chapters 4, 5 (Red), and 12.</p>	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measures HAZ-3 through HAZ-5 is required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measures HAZ-3 and HAZ-4 is required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Impact 3.7-6: The proposed project could result in significant and cumulatively considerable impacts to an adopted emergency response plan or emergency evacuation plan.			
High Cube Warehouse Use (Two Buildings Option)	Significant	HAZ-6: Prior to initiating the installation of the proposed water line within Western Way between Nandina Avenue and Harley Knox Boulevard, the project applicant shall submit to and obtain approval of a Traffic Control Plan that contains comprehensive strategies for maintaining emergency access by the City of Perris Public Works Department. The strategies shall include, but not limited to, maintaining steel trench plates at the construction sites to restore access across open trenches and identification of alternate routing around construction zones. In addition, police, fire and other emergency service providers shall be notified of the timing, location, and duration of the construction activities and the location of detours and land closures.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measure HAZ-6 is required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measure HAZ-6 is required.	Less than Significant
Impact 3.7-7: The proposed project would have less than significant and less than cumulatively considerable wildfire impact on people or structures due to the intermixing of urbanize areas with wildlands.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
3.8 Hydrology and Water Quality			
Impact 3.8-1: The proposed project would have less than significant and less than cumulatively considerable water quality impacts when compared to water quality standards or waste discharge requirements.			

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.8-2: The proposed project would have less than significant and less than cumulatively considerable groundwater impacts due to potentially depleting groundwater supplies or interfering substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.8-3: The proposed project would have a less than significant and less than cumulatively considerable impacts due to potentially altering the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.8-4: The proposed project would have less than significant and less than cumulatively considerable impacts by creating or contributing runoff water which could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.8-5: The proposed project would have less than significant and less than cumulatively considerable impacts to water quality.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.8-6: The proposed project would not impact and would not cumulatively contribute to cumulative flooding impacts from the placement of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Impact 3.8-7: The proposed project would not impact and would not contribute to cumulative flood impacts from the placement of structures within a 100-year flood hazard area.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
Impact 3.8-8: The proposed project would not expose people or structures or contribute to the cumulative exposure to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
Impact 3.8-9: The proposed project would not expose people or structures or contribute to the cumulative exposure to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
3.9 Land Use and Planning			
Impact 3.9-1: The proposed project would not physically divide an established community and would not cumulatively add to a physical division of an established community.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
Impact 3.9-2: The proposed project would have significant and cumulatively considerable environmental impacts associated with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.			
High Cube Warehouse Use (Two Buildings Option)	Significant	Implementation of Mitigation Measures AIR-1 through AIR-4 and HAZ-3 through HAZ-5 is required.	Significant and Unavoidable
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of Mitigation Measures AIR-1 through AIR-4 and HAZ-3 through HAZ-5 is required.	Significant and Unavoidable
Intensive Ecommerce Use (Single Building Option)	Significant	Implementation of Mitigation Measures AIR-1 through AIR-4 and HAZ-3 through HAZ-5 is required.	Significant and Unavoidable
Impact 3.9-3: The proposed project would not impact and would not contribute to cumulative effects on a conservation plan because the project would not conflict with an applicable habitat conservation plan or natural community conservation plan.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
3.10 Noise			
Impact 3.10-1: The proposed project would have significant and cumulatively considerable impacts on the exposure of persons to or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.			
High Cube Warehouse Use (Two Buildings Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Intensive Ecommerce Use (Two Buildings Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Intensive Ecommerce Use (Single Building Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Impact 3.10-2: The proposed project would have less than significant and less than cumulatively considerable impacts on persons and structures from ground-borne vibration or ground-borne noise levels.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.10-3: The proposed project would have significant and cumulatively considerable permanent increase in ambient noise levels in the project vicinity above levels existing without the project under the Intensive Ecommerce Use, but would be less than significant and less than cumulatively considerable under the High Cube Warehouse Use.			

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Intensive Ecommerce Use (Single Building Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Impact 3.10-4: The proposed project would have significant and cumulatively considerable temporary or periodic increase in ambient noise levels in the project vicinity above existing levels existing without the project.			
High Cube Warehouse Use (Two Buildings Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Intensive Ecommerce Use (Two Buildings Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Intensive Ecommerce Use (Single Building Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Impact 3.10-5: The proposed project would have less than significant and less than cumulatively considerable noise level impacts on people residing or working within two miles of a public airport, public use airport, or private airstrip.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
3.11 Population and Housing			
Impact 3.11-1: The proposed project would result in less than significant and less than cumulatively considerable population growth inducement impacts.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.11-2: The proposed project would result in no project or cumulatively considerable impacts on housing and would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
Impact 3.11-3: The proposed project would result in no project or cumulatively considerable impacts from the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
3.12 Public Services			
<p>Impact 3.12-1: The proposed project would have less than significant and less than cumulatively considerable physical impacts associated with the provision of, or the need for, new or physically altered police or fire protection facilities, the construction of which could cause environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire and police services.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	<p>Less than Significant (Police Protection)</p>	<p>No mitigation measures are required</p>	<p>Less than Significant</p>
	<p>Significant (Fire Protection)</p>	<p>No mitigation measures are feasible.</p>	<p>Significant and Unavoidable</p>
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	<p>Less than Significant (Police Protection)</p>	<p>No mitigation measures are required</p>	<p>Less than Significant</p>
	<p>Significant (Fire Protection)</p>	<p>No mitigation measures are feasible.</p>	<p>Significant and Unavoidable</p>
<p>Intensive Ecommerce Use (Single Building Option)</p>	<p>Less than Significant (Police Protection)</p>	<p>No mitigation measures are required</p>	<p>Less than Significant</p>
	<p>Significant (Fire Protection)</p>	<p>No mitigation measures are feasible.</p>	<p>Significant and Unavoidable</p>
<p>Impact 3.12-2: The proposed project would have less than significant and less than cumulatively considerable physical impacts associated with the provision of, or the need for, new school facilities, the construction of which could cause environmental impacts, in order to maintain acceptable performance objectives for the school district.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	<p>Less than Significant</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant</p>
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	<p>Less than Significant</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant</p>

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.12-3: The proposed project would have less than significant and less than cumulatively considerable physical impacts associated with the provision of, or the need for, new or physically altered parks and recreation facilities, the construction of which could cause environmental impacts, in order to maintain acceptable performance objectives for parks and recreation.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
3.13 Recreation			
Impact 3.13-1: The proposed project would have less than significant and less than cumulatively considerable park impacts from the increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>Impact 3.13-2: The proposed project would have less than significant and less than cumulatively considerable impacts on recreational facilities and would not require the construction or expansion of recreational facilities which could have an adverse physical effect on the environment.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Intensive Ecommerce Use (Single Building Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>3.14 Transportation and Traffic</p>			
<p>Impact 3.14-1: Implementation of the proposed project would have a significant and cumulatively considerable impact on an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	Significant	No mitigation measures are feasible.	Significant and Unavoidable
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	Significant	No mitigation measures are feasible.	Significant and Unavoidable
<p>Intensive Ecommerce Use (Single Building Option)</p>	Significant	No mitigation measures are feasible.	Significant and Unavoidable
<p>Impact 3.14-2: Implementation of the proposed project would have a significant and cumulatively considerable impact on an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards and travel demand</p>			

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
measures, or other standards established by the county congestion management agency for designated road or highways.			
High Cube Warehouse Use (Two Buildings Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Intensive Ecommerce Use (Two Buildings Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Intensive Ecommerce Use (Single Building Option)	Significant	No mitigation measures are feasible.	Significant and Unavoidable
Impact 3.14-3: The proposed project could have a significant impact and cumulatively considerable impact on a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risk.			
High Cube Warehouse Use (Two Buildings Option)	Significant	Implementation of HAZ-5 is required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Significant	Implementation of HAZ-5 is required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.14-4: The proposed project would result in a less than significant and less than cumulatively considerable impact from a project design feature resulting in an increase in hazards (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.14-5: The proposed project would have a less than significant impact and less than			

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
cumulatively considerable emergency access impact.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.14-6: The proposed project would have no impact and would not cumulatively contribute to an impact on adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
3.15 Utilities, Service Systems and Energy			
Impact 3.15-1: The proposed project would have less than significant and less than cumulatively considerable effects regarding wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board Quality Control Board.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>Impact 3.15-2: The proposed project would have less than significant and less than cumulatively considerable physical impacts associated with the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause environmental effects, in order to maintain acceptable service.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Intensive Ecommerce Use (Single Building Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Impact 3.15-3: The proposed project would have less than significant and less than cumulatively considerable environmental effects from the construction of new stormwater drainage facilities or expansion of existing facilities.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Intensive Ecommerce Use (Single Building Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Impact 3.15-4: The proposed project would have less than significant and less than cumulatively considerable effects from new or expanded water supply resources or entitlements.</p>			
<p>High Cube Warehouse Use (Two Buildings Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Intensive Ecommerce Use (Two Buildings Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant
<p>Intensive Ecommerce Use (Single Building Option)</p>	Less than Significant	No mitigation measures are required.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Impact 3.15-5: The proposed project would have less than significant and less than cumulatively considerable effects on wastewater treatment capacity.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.15-6: The proposed project would have less than significant and less than cumulatively considerable effects on solid waste disposal facilities.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.15-7: The proposed project would have less than significant and less than cumulatively considerable effects associated with solid waste federal, state, and local statutes and regulations.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Impact 3.15-8: The proposed project would have a less than significant impact and less than cumulatively considerable impact on energy because the project would not result in the			

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
inefficient, wasteful and unnecessary consumption of energy.			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant
4.1.1 Agricultural and Forest Resources			
The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
The proposed project would not conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §			

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g)).			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
4.1.2 Mineral Resources			
The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.			
High Cube Warehouse Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Two Buildings Option)	No Impact	No mitigation measures are required.	No Impact
Intensive Ecommerce Use (Single Building Option)	No Impact	No mitigation measures are required.	No Impact
4.1.3 Wildfire			
<p>The proposed project is not located in or near state responsibility areas or lands classified as very high fire severity zones and would not result in the following:</p> <ul style="list-style-type: none"> • Substantially impair an adopted emergency response plan or emergency evacuation plan; • Exacerbate wildfire risk that expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, or other factors; 			

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<ul style="list-style-type: none"> Exacerbate fire risk that may result in temporary or ongoing impacts to the environment due to requiring the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. 			
High Cube Warehouse Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Two Buildings Option)	Less than Significant	No mitigation measures are required.	Less than Significant
Intensive Ecommerce Use (Single Building Option)	Less than Significant	No mitigation measures are required.	Less than Significant