

Oleander Business Park Project Initial Study



INITIAL STUDY

for the

Oleander Business Park Project

Prepared for:

Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

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1.0 INTRODUCTION

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1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study (IS) addresses potential environmental impacts associated with construction and operation of the proposed Oleander Business Park Project (Project). The Project proposes construction and operation of approximately 710,736 square feet of light industrial uses within an approximately 93.85-acre site (gross), located within the Mead Valley area of Riverside County. The Project site comprises four parcels.¹ Parcel 1 (18.50 acres) will be developed with approximately 363,367 square feet of light industrial uses. Parcel 2 (approximately 17.26 acres) will be developed with approximately 347,369 square feet of light industrial uses. Parcels 3 and 4, totaling approximately 58.09 acres will remain vacant.

This IS was prepared pursuant to Section 15063 of the California Environmental Quality Act Guidelines (CEQA *Guidelines, Guidelines*). Although this IS was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS fully represent the independent judgment and position of the County of Riverside (County), acting as Lead Agency under CEQA. In accordance with the provisions of CEQA, as the Lead Agency, the County is solely responsible for approval of the Project. As part of the decision-making process, the County is required to review and consider the Project's potential environmental effects. This IS is an informational document, providing the County decision-makers, other public agencies, and the public with an assessment of the potential environmental impacts that could result from the Project.

¹ As part of the Project, existing Parcel Map 5128 (Parcel Map Book [P.M.B.] 8/54) comprising 4 parcels, would be reconfigured via Riverside County Lot Line Adjustment procedures.

1.2 DISPOSITION OF THIS DOCUMENT

This IS has been prepared to determine the appropriate scope and focus of environmental analysis for the Project. Based on the findings and conclusions of this IS, potential environmental impacts of the Project will be evaluated within an Environmental Impact Report (EIR).

The Initial Study (IS) and accompanying Notice of Preparation (NOP) for the EIR will be available for review for 30 days, and can be reviewed at:

Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

The public is encouraged to contact the County for information regarding the Project and related CEQA processes.

1.3 DOCUMENT ORGANIZATION

This IS includes the following sections:

Introduction: This Section (1.0) describes the Project CEQA context and IS format, and provides a summary of the findings of the IS.

Project Description: Section 2.0 describes the Project and its objectives.

Environmental Assessment Form: Section 3.0 presents responses to each question on the CEQA IS Checklist (Checklist) regarding the possible environmental impacts of the Project. Answers provided in the Checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate.

Source information cited within this IS is available through, or by contacting, the County Planning Department.

1.4 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the Project may result in or cause potentially significant effects related to:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Hazards and Hazardous Materials;
- Hydrology/Water Quality;
- Noise;
- Transportation; and
- Utilities and Public Services.

Consistent with the conclusion and findings of this IS, an EIR will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

2.0 PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

2.1 OVERVIEW

The Oleander Business Park Project (Project) proposes construction and operation of approximately 710,736 square feet of light industrial uses within an approximately 93.85-acre site (gross), located within the Mead Valley area of Riverside County. The Project site comprises four parcels.¹ Parcel 1 (18.50 acres) will be developed with approximately 363,367 square feet of light industrial uses. Parcel 2 (approximately 17.26 acres) will be developed with approximately 347,369 square feet of light industrial uses. Parcels 3 and 4, totaling approximately 58.09 acres will remain vacant.

The Project site is located west of Decker Road, between Nandina Avenue and Oleander Avenue. Interstate 215 (I-215) exists in a north – south orientation approximately one-half mile easterly of the Project site. The Project site location is presented at Figure 2.1-1.

2.2 EXISTING LAND USES

The Project site comprises vacant, undeveloped property. To the north, south, and west of the Project site, properties are also vacant and undeveloped. Easterly of the Project site, across Decker Road, are warehouse/distribution center uses and vacant land. Existing land uses are also presented at Figure 2.1-1.

Notable physical features within the Project site include slopes and rock formations that are predominant in Project site Parcels 3 and 4. Slopes within these areas range from 12h: 1v (8 percent slope) to 2h: 1v (50 percent slope). These slopes also evidence granitic outcrops of approximately 50 – 65 feet in height. In combination, these slopes and rock formations act to define the westerly limits of development that would occur under the Project.

¹ As part of the Project, existing Parcel Map 5128 (Parcel Map Book [P.M.B.] 8/54) comprising 4 parcels, would be reconfigured via Riverside County Lot Line Adjustment procedures.



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

----- Project Site Boundary

2.3 EXISTING LAND USE DESIGNATIONS

2.3.1 County of Riverside General Plan and Mead Valley Area Plan Land Use Designations

The County of Riverside General Plan (General Plan) and associated Area Plans guide land use and planning throughout the County of Riverside (County). The General Plan establishes policies and land use plans applicable to all unincorporated County areas. The subordinate Area Plans establish focused policies and land use plans responding to specific aspects and attributes of localized County regions.

Countywide land use policies and land use plans are presented at General Plan Chapter 3 *Land Use Element*. More focused policies and land use plans, including various localized Overlays, Policy Areas, and Specific Plans are found in the individual Area Plans. The Project site is located in the Mead Valley Area Plan (MVAP, Area Plan).

The existing General Plan Land Use designation and MVAP Land Use designation of the Project site is “Business Park” (BP). The Project does not propose or require amendment of the County General Plan, amendment of the MVAP, or amendment of any MVAP Overlay, Policy Area, or Specific Plan. County General Plan documents including the General Plan Land Use Element and Mead Valley Area Plan can be accessed at: <https://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

2.3.2 Zoning Designation

County of Riverside Ordinance 348 (Zoning Ordinance) implements the General Plan Land Use Plan in a manner that promotes compatible land use relationships and minimizes potential land use conflicts. The Zoning Ordinance establishes various Zoning Districts and intent of each District, identifies a range of uses that are permitted or conditionally permitted within each District, and articulates procedures and development standards that regulate land uses and development within each District. Zoning Designation of the Project site is Industrial Park (I-P). The Project does not propose or require amendment of the Project site Zoning Designation.

The County Zoning Ordinance can be accessed at:
<https://www.countyofriverside.us/Portals/0/Documents/Marijuana%20Docs/Ord%20348.pdf?ver=2016-11-28-120743-143>

General Plan Land Use Designations; Area Plan Land Use Designations, including applicable Overlay, Policy Area, or Specific Plan Designations; and Zoning Designations of the Project site and adjacent properties are summarized at Table 2.3-1. Existing General Plan Land Use and Zoning Designations are illustrated at Figure 2.3-1 and Figure 2.3-2, respectively.

Table 2.3-1
Existing Land Use Designations

| | General Plan Land Use Designation | MVAP Land Use Designation (Overlay, Policy Area, Specific Plan Designation[s]) | Zoning Designation |
|---------------------|--|--|---------------------------|
| Project Site | Business Park | Business Park (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: N/A) | Industrial Park |
| North | Public Facilities | Public Facilities (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: N/A) | Rural Residential |
| South | Light Industrial | Light Industrial (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: SP 341- Majestic Freeway Business Center Specific Plan) | Industrial Park |
| East | Light Industrial | Light Industrial (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: SP 341- Majestic Freeway Business Center Specific Plan) | Industrial Park |
| West | Business Park | Business Park (Overlay: N/A; Policy Area(s): March Joint Air Reserve Influence Area; Mt. Palomar Nighttime Lighting Policy Area; Specific Plan: N/A) | Industrial Park |

Sources: County of Riverside General Plan; Mead Valley Area Plan

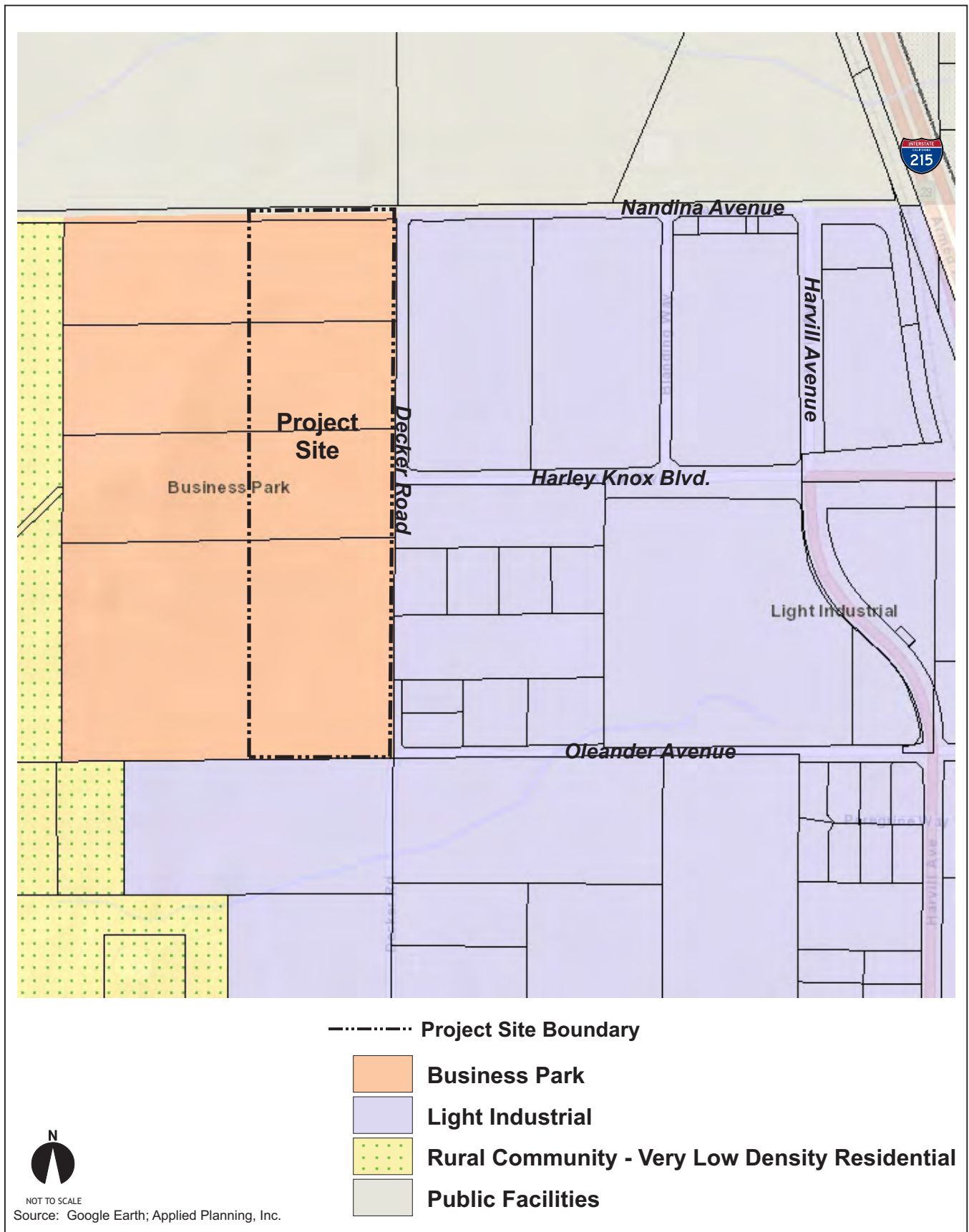
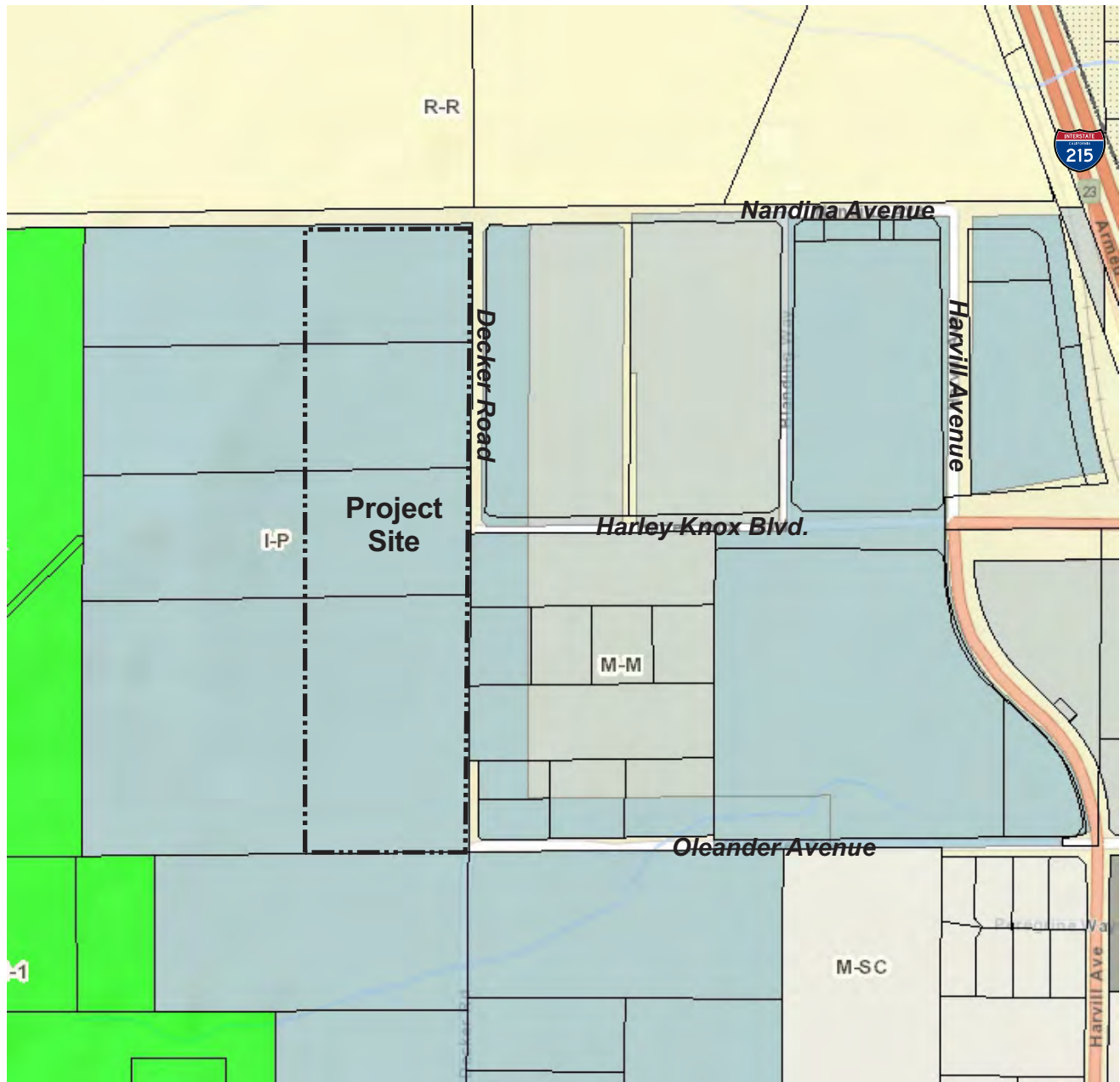


Figure 2.3-1
General Plan Land Use Designations



----- Project Site Boundary

- Industrial Park
- Rural Residential
- Manufacturing - Medium
- Light Agriculture



NOT TO SCALE
Source: Google Earth; Applied Planning, Inc.

Figure 2.3-2
Zoning Designations

2.4 PROJECT ELEMENTS

2.4.1 Site Preparation

The Project area would be grubbed, rough-graded, and fine-graded in preparation of building construction. Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage. The Project preliminary grading concept indicates that approximately 69,000 cubic yards of soil export would be required.

Blasting may be required during site preparation to remove bedrock and create suitable building pads. Blasting within the Project site would employ small, highly-controlled explosive charges to fragment large rocks into smaller, crushable pieces.

Any debris generated during site preparation activities would be disposed of and/or recycled consistent with the County's Source Reduction and Recycling Element (SRRE).

2.4.2 Development Concept

The Project development concept is summarized below. All final Project designs and improvements would be required to conform to standards presented at Riverside County Ordinance 348 (County Zoning Ordinance), Article X: I-P Zone (Industrial Park), Section 10.4 *Development Standards*.

2.4.2.1 Site Plan Concept and Limits of Development

The Project Site Plan Concept, Figure 2.4-1, provides for the construction of two warehouse buildings of similar size. Parcel 1 in the southerly portion of the Project site would be developed with "Building A," comprising approximately 363,367 square feet. Parcel 2 in the northerly portion of the Project would be developed with "Building B," comprising approximately 347,369 square feet. Final configuration and orientation of the Project buildings and site improvements would be required to conform to standards of development presented at Riverside County Ordinance 348, Article X: I-P Zone (Industrial Park), Section 10.4, *Development Standards*. Parcels 3 and 4, the westerly 58.09 acres of the Project site, would remain vacant and undeveloped.

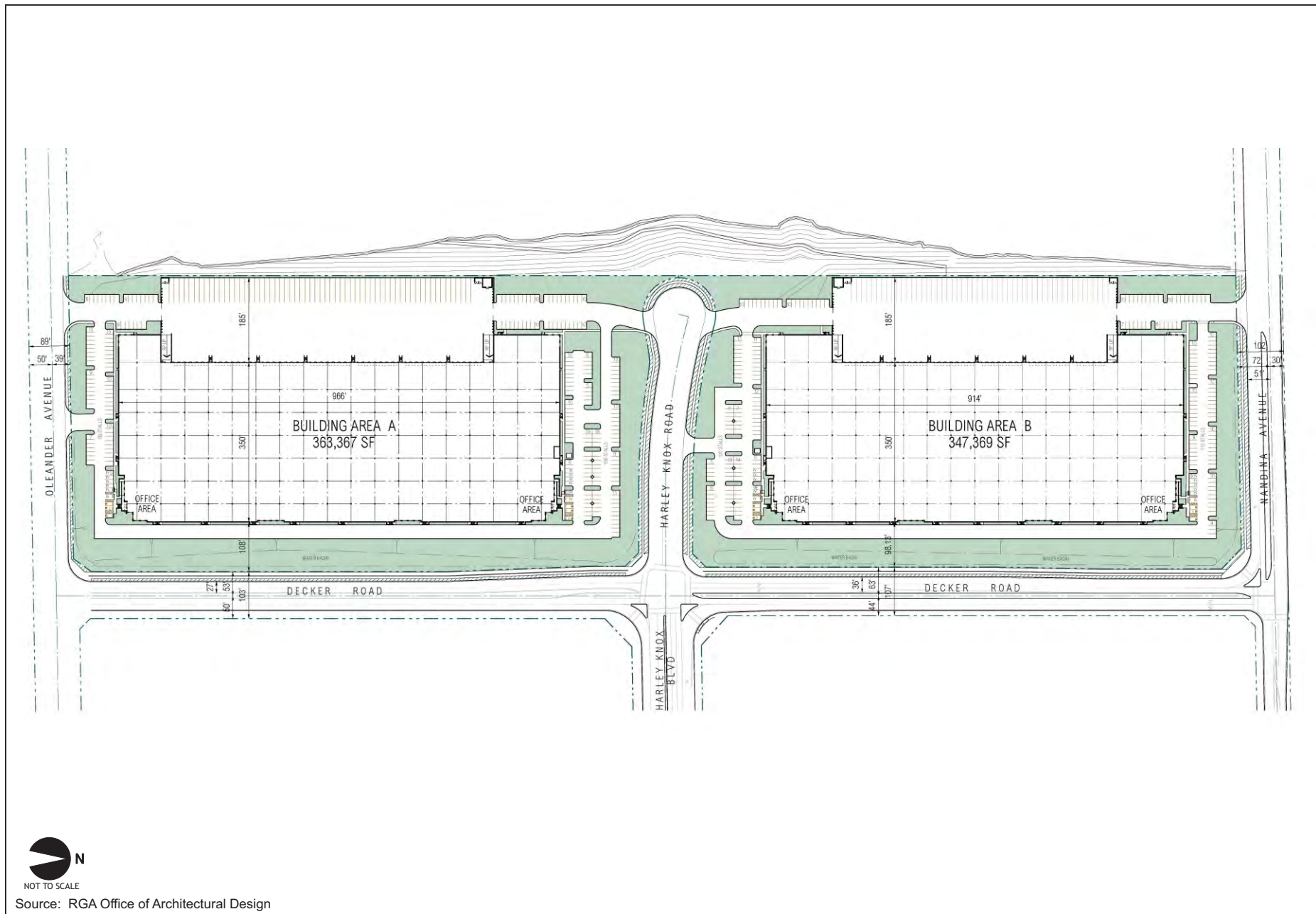


Figure 2.4-1
Site Plan Concept

Employee parking areas would be provided along the northerly and southerly building frontages; truck parking stalls and truck loading dock areas would be provided along the rear (westerly) building frontages. Landscaping/screening would be provided along all Project building frontages and the Project site perimeter.

The Project also proposes a temporary construction equipment lay down yard of approximately 10,000 square feet, to be located generally northwesterly of proposed Building B. This area will be restored to pre-development conditions subsequent to completion of Project construction activities.

Additional limited areas of off-site disturbance would result from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems. All site-adjacent Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements. Approximate limits of Project development are indicated at Figure 2.4-2.

2.4.2.2 Architectural Design Concepts

Buildings design concepts would reflect tilt-up concrete construction, with architectural enhancements and glazing techniques similar to other industrial buildings found throughout western Riverside County.

2.4.2.3 Access and Circulation

Primary access to the Project site would be provided by the proposed westerly continuation of Harley Knox Road within the central portion of Project site. Within the site, Harley Knox Road would be constructed to County standards and specifications as part of the Project. Access to/from Harley Knox Boulevard would be provided by two driveways connecting northerly to Parcel 2, and one driveway connecting southerly to Parcel 1.

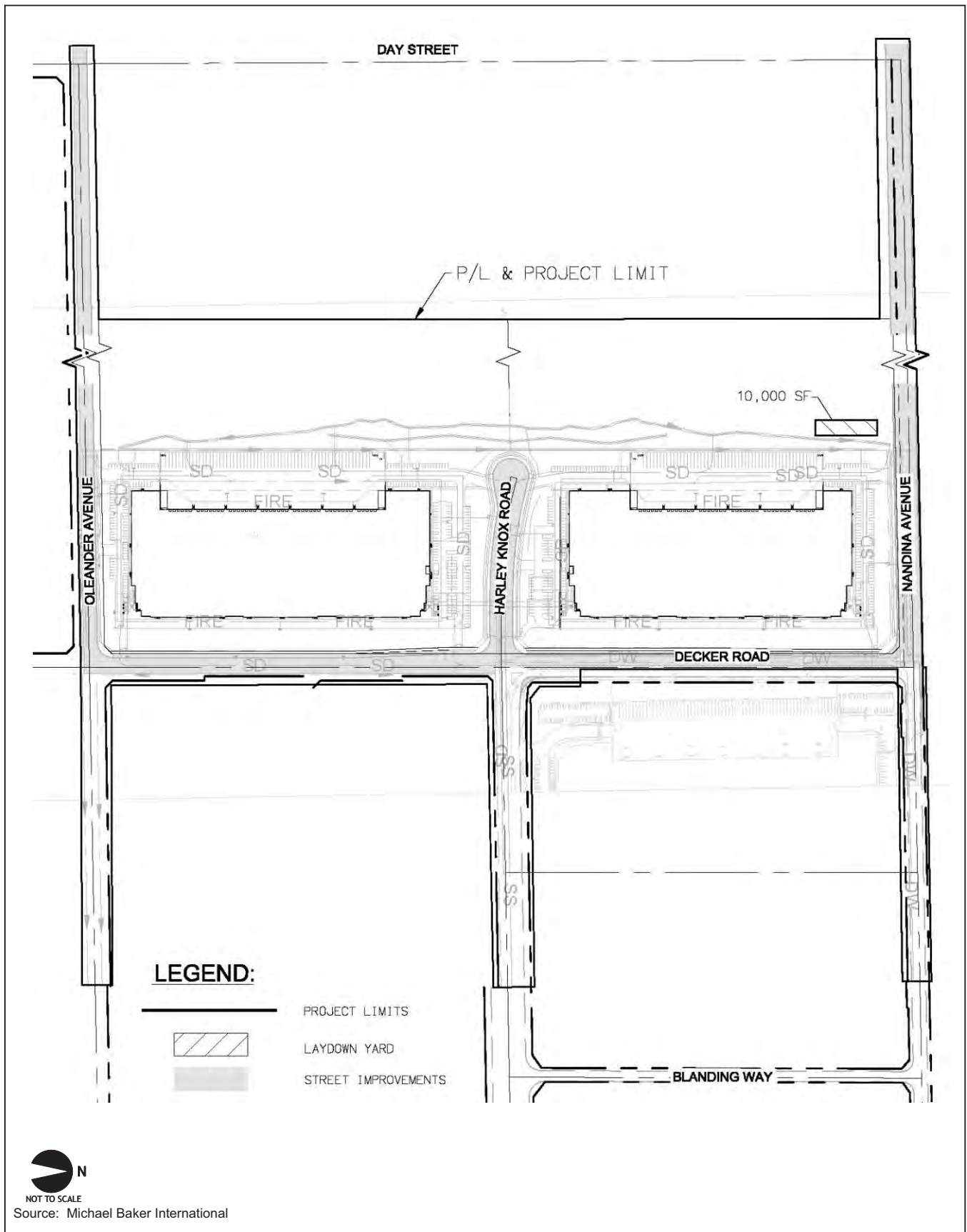


Figure 2.4-2
Approximate Limits of Disturbance

As part of the Project, Nandina Avenue, Oleander Avenue, and Decker Road (along the Project site northerly, southerly, and easterly boundaries, respectively) would be improved to their ultimate half-widths or to specifications otherwise required by the County. Access to/from Oleander Avenue would be provided by two driveways connecting northerly to Parcel 1. Access to/from Nandina Avenue would be provided by one driveway connecting southerly to Parcel 2. All Project driveways would be STOP-controlled. Driveway connection to Decker Road is not proposed.

Construction Traffic Management Plan

Temporary and short-term traffic detours and traffic disruptions could result during Project construction activities including implementation of access and circulation improvements noted above. Accordingly, the Project Applicant would be responsible for the preparation and submittal of a construction area traffic management plan (Plan) to be reviewed and approved by the County. Typical elements and information incorporated in the Plan would include but would not be limited to:

- **Name of on-site construction superintendent and contact phone number.**
- **Identification of Construction Contract Responsibilities** - For example, for excavation and grading activities, describe the approximate depth of excavation, and quantity of soil import/export (if any).
- **Identification and Description of Truck Routes** - to include the number of trucks and their staging location(s) (if any).
- **Identification and Description Material Storage Locations** (if any).
- **Location and Description of Construction Trailer** (if any).
- **Identification and Description of Traffic Controls** - Traffic controls shall be provided per the Manual of Uniform Traffic Control Devices (MUTCD) if the occupation or closure of any traffic lanes, parking lanes, parkways or any other public right-of-way

is required. If the right-of-way occupation requires configurations or controls not identified in the MUTCD, a separate traffic control plan must be submitted to the County for review and approval. All right-of-way encroachments would require permitting through the County.

- **Identification and Description of Parking** - Estimate the number of workers and identify parking areas for their vehicles.
- **Identification and Description of Maintenance Measures** - Identify and describe measures taken to ensure that the work site and public right-of-way would be maintained (including dust control).

The Plan must be reviewed and approved by the County prior to the issuance of the building permit. The Plan and its requirements would also be required to be provided to all contractors as one component of building plan/contract document packages.

2.4.3 Landscaping

The Project would incorporate perimeter and interior landscaping and streetscape elements, acting to generally enhance the Project's visual qualities and screen potentially intrusive views. Pursuant to County Ordinance 348 I-P Zone Development Standards, a minimum of 15 percent of the site shall be landscaped. Project landscape plans would be subject to County review and approval.

2.4.4 Lighting

All Project lighting would be designed and implemented consistent with applicable County requirements, and in a manner that precludes potential adverse effects of light overspill. The Project Site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. All projects within this Zone are required to adhere to the requirements of Riverside County Ordinance No. 655, *Regulating Light Pollution*. The Project would also be required to conform to County Ordinance No. 915, *Regulating Outdoor Lighting*. Project lighting plans would be subject to County review and approval.

2.4.5 Signs

Project signs would be required to conform to County Ordinance 348, Article XIX, *Advertising Regulations*. Project signs, to include sign content, sign design and sign locations would be subject to County review and approval.

2.4.6 Parking

The Project Site Plan Concept indicates that 217 passenger car parking stalls would be provided adjacent to Building A; and 234 passenger car parking stalls would be provided adjacent to Building B. In addition to passenger car parking areas, 60 truck trailer stalls would be provided adjacent to Building A; 51 truck trailer stalls would be provided adjacent to Building B. All Project parking areas, parking assignments, and design of parking areas would be required to conform to requirements and criteria presented at Riverside County Ordinance 348, Section 18.12. *Off-Street Vehicle Parking*. Project parking plans would be subject to County review and approval.

2.4.7 Utilities

Existing public utility systems, including water and sanitary sewer systems would be modified or extended to serve the Project facilities. Such modifications may include, but are not limited to new service connections, localized improvement and/or realignment of existing service/distribution lines. Utilities systems available to the Project site and proposed connections to, and improvement/modification of utilities systems are summarized below. All Project utilities improvements and utilities connections would be subject to County and purveyor review and approval.

2.4.7.1 Water Supply and Delivery

Water service to the Project would be provided by the Eastern Municipal Water District (EMWD). The Project would connect to existing EMWD water system lines located in adjacent rights-of-way.

EMWD has provided a conditional “Will-Serve” letter indicating availability of water supplies and water service to the Project. Please refer to EMWD correspondence: *Subject:*

SAN 53 - Will Serve - APN: 295-310-012, -013, -014, and 015, March 26, 2019, provided at IS Appendix A). Provision of water service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for water service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The Applicant has notified EMWD that a Project Water Supply Assessment (WSA) is required. EMWD will prepare the Project WSA, and the WSA will be included as part of the Project EIR.

2.4.7.2 Wastewater Conveyance and Treatment

Wastewater conveyance services for the Project would be provided by the Eastern Municipal Water District (EMWD). The Project would connect to existing EMWD sanitary sewer system lines located in adjacent rights-of-way. Wastewater generated by the Project would be conveyed to and treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF).

2.4.7.3 Stormwater Management System

The Project stormwater management system would provide for collection, treatment, and controlled release of developed stormwaters. The proposed stormwater management system would direct stormwaters easterly consistent with existing drainage patterns. All Project stormwater management system components would be designed, constructed, operated, and maintained consistent with criteria and standards presented in *Riverside County Stormwater Quality Best Management Practice Design Handbook* (Riverside County Flood Control and Water Conservation District) July 21, 2006 (and updates).

Stormwater runoff would be treated consistent with provisions of a Project-specific Water Quality Management Plan (WQMP). The Project WQMP would be required to conform with Santa Ana Regional Water Quality Control Board (SARWQCB) criteria and performance standards for projects located within the Santa Ana Watershed Region of Riverside County. See also: rcflood.org/NPDES/SantaAnaWS.aspx

The Project would also implement construction stormwater management improvements and practices consistent with mandated Storm Water Pollution Prevention Plan (SWPPP) requirements as outlined under the California *General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities* (General Permit) Order No. 2009-0009-DWQ, and amendments. See also: waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

2.4.7.4 Dry Utilities Services/Infrastructure

Dry utilities comprise services/infrastructure other than water, sewer and storm drainage. Dry utilities services systems and service purveyors available to the Project include:

- Natural gas (Southern California Gas Company, SoCalGas);
- Electricity (Southern California Edison, SCE); and
- Telecommunications (various private services).

The Project would connect to existing dry utilities services and infrastructure systems located within adjacent rights-of-way. All modification of, and connection to, existing services would be accomplished consistent with County and purveyor requirements.

To allow for, and facilitate Project construction activities, provision of temporary dry utilities services improvements may also be required. The scope of such temporary improvements is considered to be consistent with, and reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

2.4.8 Energy Efficiency/Sustainability

The Project would comply with or would surpass standards established under the California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11). CALGreen standards

promote progressive design elements that have positive environmental impacts while encouraging sustainable construction practices.

2.5 PROJECT OPENING YEAR

The Project in total would be developed in a manner responsive to market conditions and in concert with availability of necessary infrastructure and services. For the purposes of this analysis, the Project Opening Year is defined as 2021.

2.6 PROJECT OBJECTIVES

The primary goal of the Project is to develop high quality light industrial uses accommodating a variety of prospective tenants. Complementary Project Objectives include the following:

- Implement the County General Plan (General Plan) through development that is consistent with the General Plan Land Use Element and applicable General Plan Goals, Objectives, Policies and Programs;
- Implement the Moreno Valley Area Plan (Area Plan) through development that is consistent with the Area Plan land uses and development concepts, and in total supports the Area Plan Vision;
- Provide adequate roadway and wet and dry utility infrastructure to serve the Project;
- Accommodate warehouse uses that are compatible with adjacent land uses;
- Provide an attractive, efficient and safe environment for warehouse uses that is cognizant of natural and man-made conditions;
- Accommodate a mix of warehouse uses responsive to current and anticipated market demands;
- Establish new development that would increase locally available employment opportunities and would further the County's near-term and long-range fiscal goals and objectives; and
- Establish new development that would increase locally available employment opportunities thereby improving jobs/housing balance within the County.

2.7 DISCRETIONARY APPROVALS AND PERMITS

Discretionary actions, permits, and related consultation(s) necessary to approve and implement the Project include, but are not limited to the following.

2.7.1 Lead Agency Discretionary Actions and Permits

CEQA Guidelines Section 15124 states in pertinent part that if “a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed . . .” Lead Agency discretionary actions and permits necessary to realize the Project would include the following:

- Certification of the Oleander Business Park Project EIR;
- Site Plan Approval;
- Approval of Lot Line Adjustment;
- Approval of Infrastructure Improvement Plans, including but not limited to roads, sewer, water, storm water management system, and dry utilities plans;
- Various County construction, grading, and encroachment permits allowing implementation of the Project facilities; and

2.7.2 Other Agency Consultation and Permits

CEQA Guidelines Section 15124 also states that environmental documentation should, to the extent known, list other permits or approvals required to implement the Project. Other agency consultations and permits necessary to realize the proposal would likely include, but not be limited to the following:

- Tribal Resources consultation with requesting Tribes as provided for under AB 52, Gatto. Native Americans: California Environmental Quality Act;
- Permitting pursuant to requirements of the Santa Ana Regional Water Quality Control Board and Riverside County Ordinance No. 754 *Establishing Stormwater/Urban Runoff Management and Discharge Controls*;

- Approval and permitting for construction of Project stormwater management system improvements by the Riverside County Flood Control and Water Conservation District (RCFC & WCD);
- Approval and permitting for construction of Project water and sanitary sewer system improvements by EMWD;
- Permitting that may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area;
- Permitting from various serving utilities purveyors.

3.0 ENVIRONMENTAL ASSESSMENT FORM

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ190038
Project Case Type (s) and Number(s): Plot Plan No. 190011
Lead Agency Name: Riverside County Planning Department
Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Contact Person: Time Wheeler, Urban Regional Planner
Telephone Number: (951) 955-6060
Applicant's Name: Sares Regis Group
Applicant's Address: 18802 Bardeen Avenue, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: The Oleander Business Park Project (Project) proposes construction and operation of approximately 710,736 square feet of light industrial uses within an approximately 93.85-acre site (gross), located within the Mead Valley area of Riverside County (County). As part of the Project, existing Parcel Map 5128 (Parcel Map Book [P.M.B.] 8/54) comprising 4 parcels, would be reconfigured via Riverside County Lot Line Adjustment procedures. Parcel 1 (18.50 acres) will be developed with approximately 363,367 square feet of light industrial uses. Parcel 2 (approximately 17.26 acres) will be developed with approximately 347,369 square feet of light industrial uses. Parcels 3 and 4, totaling approximately 58.09 acres will remain vacant.

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

B. Total Project Area: 93.85 acres

| | | | |
|--------------------------------|--------------|---------------------------------------|------------------------------------|
| Residential Acres: | Lots: | Units: | Projected No. of Residents: |
| Commercial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: 93.85 | Lots: | Sq. Ft. of Bldg. Area: 710,736 | Est. No. of Employees: |
| Other: | | | |

C. Assessor's Parcel No(s): 295-310-012, 013, 014, 015

D. Street References: The Project site is located west of Decker Road, between Nandina Avenue and Oleander Avenue.

E. Section, Township & Range Description or reference/attach a Legal Description:
T3SR4W SEC 5 SW

F. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is currently vacant, disturbed land. Vacant disturbed land is located to the north, south, and west of the Project site. Easterly of the Project site, across Decker Road, are warehouse/distribution center uses and vacant disturbed properties.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Riverside County General Plan (General Plan) land use designation of the Project site is Business Park; Zoning is Industrial Park (I-P). The Project site is located within the Mead Valley Area Plan (Area Plan). The Land Use Plan of the Area Plan

designates the Project site for Business Park uses. Land uses and development proposed by the Project are permitted or conditionally permitted under the site's current land use designations. The Project does not propose or require any General Plan, Area Plan, or Zoning amendment.

2. **Circulation:** The Project would increase vehicular traffic along area roads. A County-approved Project Traffic Impact Analysis (TIA) will be conducted and summarized within the EIR.
3. **Multipurpose Open Space:** The Project site is not identified for conservation by either the General Plan Land Use Element or the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Site-specific surveys would be required to assess the potential for the Project to significantly impact biological resources. Accordingly, a biological resources study will be prepared as one element of Project EIR. Additionally, as part of the Project's discretionary review process, the Project's design will be reviewed for consistency with applicable MSHCP criteria.
4. **Safety:** The Project site is located within the Airport Influence Area (AIA) for March Air Reserve Base (MARB) and could affect or be affected by MARB operations. Additionally, geological/seismic hazards may affect the site. The Project EIR will evaluate potential safety/hazards impacts.
5. **Noise:** Project construction activities and long-term operations have the potential to generate noise that would affect offsite properties. The Project EIR will evaluate potential noise impacts.
6. **Air Quality:** Project construction activities and long-term operations would generate air pollutants and greenhouse gases (GHGs). The Project EIR will evaluate potential air quality impacts and GHG emissions impacts.
7. **Healthy Communities:** The Project would not interfere with any policies set forth within the Healthy Communities General Plan element. No recreational areas or trails would be affected by the Project. The Project represents development as envisioned by the General Plan.
8. **Environmental Justice (After Element is Adopted):** n/a

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

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

D. Land Use Designation(s): The Project site is currently designated as Business Park by the County General Plan Land Use Element. County Ordinance 348 (the County's zoning regulations) designates the Project site as Industrial Park (I-P). The Project site is located within the Mead Valley Area Plan. The Land Use Plan of the Mead Valley Area Plan designates the site for Business Park uses.

E. Overlay(s), if any: n/a

F. Policy Area(s), if any: March Air Reserve Base Airport Influence Area.

G. Adjacent and Surrounding:

1. **Area Plan(s):** Mead Valley Area Plan
2. **Foundation Component(s):** Community Development (CD)
3. **Land Use Designation(s):** Business Park, Light Industrial, Public Facilities
4. **Overlay(s), if any:** n/a
5. **Policy Area(s), if any:** March Air Reserve Base Airport Influence Area; Mt. Palomar Nighttime Lighting Policy Area.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** n/a
2. **Specific Plan Planning Area, and Policies, if any:** n/a

I. **Existing Zoning:** Industrial Park (I-P)

J. **Proposed Zoning, if any:** n/a

K. **Adjacent and Surrounding Zoning:** Industrial Park (I-P), Manufacturing-Medium (M-M), Rural Residential (R-R)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☒ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| AESTHETICS Would the project | | | | |
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Mead Valley Area Plan.

Findings of Fact:

- a) *No Impact.* The site is not located within a scenic highway corridor. As shown at Figure 10, *Scenic Highways*, of the Mead Valley Area Plan (MVAP), there are no designated scenic highways within the MVAP boundaries. The only State Eligible Scenic Highway in the MVAP is State Route 74, which is located approximately 6 miles southerly of the site. At this distance, and due to intervening development and topography, the Project will not affect views from State Route 74. The Project will have no impact on any scenic highway corridor.
- b) *Less-Than-Significant Impact.* No scenic resources or significant natural features have been identified on the Project site. All Project land uses and development would be required to conform to applicable County design standards and development provisions, thereby ensuring that the Project would not create or result in visually intrusive or objectionable features. Passing motorists would view a contemporary, cohesively designed, and landscaped development. It is noted that the rock outcroppings located on the property to the west of the site would not be affected by the Project.

Based on the preceding discussion, the potential for the Project to substantially damage scenic resources, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

☐☐☒☐

Source: Mead Valley Area Plan, Riverside County Ordinance No. 655.

Findings of Fact:

a) *Less-Than-Significant Impact.* As shown at Figure 7, *Mt. Palomar Night Time Lighting Policy Area*, of the MVAP, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. All projects within this Zone are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Observatory. Ordinance No. 655 requires the use of low-pressure sodium lamps that are shielded and identifies timing restrictions based on the type of lighting source. As such, compliance with existing regulations precludes significant impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

☐☐☒☐

b) Expose residential property to unacceptable light levels?

☐☐☒☐

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a) *Less-Than-Significant Impact.* Illumination of Project entrances, walkways, and parking areas would introduce new sources of light to the site and vicinity. Light sources within the Project site would likely include building-mounted, wall-mounted, and pole-mounted light fixtures; and illuminated signs. All Project lighting would comply with County requirements, and would be designed and implemented in a manner that ensures adequate site illumination; minimizes or precludes light overspill and glare; and that would not otherwise result in potentially adverse impacts. Compliance with County standards would minimize any potential light and glare impacts to levels that would be less-than-significant.

b) *Less-Than-Significant Impact.* Residentially-zoned properties exist to the north, across Nandina Avenue, and further west, across Day Street. As stated above, the Project would comply with all County requirements to preclude significant impacts to nearby residential properties.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|-------------------------------------|
| AGRICULTURE & FOREST RESOURCES Would the project | | | | |
| 4. Agriculture | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan, GIS database, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

- a) *Less-Than-Significant Impact.* As illustrated at Figure OS-2, *Agricultural Resources*, of the Riverside County General Plan, the site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. However, the site is designated as Farmland of Local Importance. Regardless, the General Plan and zoning designations of the site are Business Park and Industrial Park, indicating the County's desire to dedicate the site to urban uses. As such, impacts in this regard are considered less-than-significant.
- b) *No Impact.* The site is not zoned for agricultural uses, subject to a Williamson Act contract, nor located within a designated agricultural preserve. As such, the Project does not have the potential to conflict with such designations.
- c) *No Impact.* No portion of the Project site or any adjacent properties is zoned for agricultural uses. According to Table 2, *Statistical Summary of Mead Valley Area Plan*, of the MVAP, no agriculturally-zoned properties exist within the MVAP. As such, the Project does not have the potential to cause development of non-agricultural uses within 300 feet of agriculturally-zoned property.
- d) *No Impact.* Given the existing land use designations of the site and vicinity, the Project does 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|-------------------------------------|
| 5. Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan.

Findings of Fact:

- a) *No Impact.* Neither the Project site nor vicinity is zoned for forest land, timberland, or timberland zoned Timberland Production. Implementation of the Project would not affect any properties zoned as such.
- b) *No Impact.* As shown at General Plan Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, neither the Project site nor vicinity is forest land. Implementation of the Project would not result in the loss of forest land or conversion of forest land to non-forest use.
- c) *No Impact.* Given the absence of forest lands on the site and in its vicinity, the Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| AIR QUALITY Would the project | | | | |
| 6. Air Quality Impacts | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| source emissions? | | | | |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: SCAQMD, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

- a) *Potentially Significant Impact.* The Project site is located within the South Coast Air Basin (Basin), which includes all of Orange County, and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAQMD is locally responsible for administration and implementation of the Air Quality Management Plan (AQMP). Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, implementation of the AQMP. These potential impacts will be addressed in the Project EIR, and mitigation measures will be developed to address any potentially significant impacts.
- b-d) *Potentially Significant Impact.* Construction activities associated with Project implementation are temporary sources of fugitive dust and construction vehicle emissions. Additionally, implementation of the Project would result in land uses that will generate vehicular trips and associated vehicular-source air pollutant emissions. Ongoing occupation and use of Project facilities would also result in energy consumption, primarily associated with heating and air conditioning, which will also generate air pollutant emissions. Construction-source and operational-source emissions resulting from the Project may contribute to existing and projected exceedances of criteria pollutants within the basin. Air quality impacts of the Project, and mitigation measures addressing those impacts will be discussed in the Project EIR. The Project EIR will also evaluate potential impacts of increased air pollution levels on sensitive receptors, and propose mitigation measures, or alternatives to the Project, to reduce or avoid any potentially significant impacts.
- e) *No Impact.* The Project proposes to develop the site with light industrial uses, which are not considered sensitive receptors; as such, no impact would occur in this regard.
- f) *Less-Than-Significant Impact.* Temporary, short-term odor releases are potentially associated with Project construction activities. Potential sources of odors include, but are not limited to: asphalt/paving materials, glues, paint, and other architectural coatings. Construction-related odor impacts are mitigated by established requirements for a material handling and procedure plan, which identifies odor sources, odor-generating materials and quantities permitted on site, and isolation/containment devices or mechanisms to prevent significant release of odors. Operations of light industrial facilities proposed by the Project are not typically associated with objectionable odors. The temporary storage of refuse associated with the proposed Project's long-term operational use could be a potential source of odor; however, Project-generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with Riverside County's solid waste regulations, thereby precluding any significant odor impact. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. As such, the

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

potential for the Project to create objectionable odors affecting a substantial number of people is considered less-than-significant.

Mitigation: The potentially significant air quality impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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



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



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



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



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



f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?



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



Source: County of Riverside GIS database, Preliminary Plans for the Oleander Business Park Project.

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

Findings of Fact:

a-g) *Potentially Significant Impact.* The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. Additionally, the site is located within the known range of the Stephens' Kangaroo Rat (SKR). Impacts to SKR habitat are mitigated by complying with Riverside County Ordinance No. 663, which requires a per-acre local development mitigation fee.

Site-specific surveys are required to assess the potential for the Project to significantly impact biological resources. Accordingly, a biological resources study will be prepared as one element of Project EIR. Pending completion of the Project biological resources study, the potential for the Project to have a substantial adverse effect on biological resources is considered potentially significant.

Mitigation: The potentially significant biological resources impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

CULTURAL RESOURCES Would the project

8. Historic Resources

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Alter or destroy an historic site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: County of Riverside GIS database, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a,b) *Potentially Significant Impact.* There are no known historical resources within the Project site. However, detailed surveys confirming the presence or absence of these resources have not been conducted. Accordingly, a comprehensive cultural resources survey of the Project site will be prepared as an element of the Project EIR. Pending completion of the Project cultural resources survey, the potential for the Project to cause a substantial adverse change in the significance of a historical resource is considered potentially significant.

Mitigation: The potentially significant cultural resources impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

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

Source: County of Riverside GIS database, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

- a,b) *Potentially Significant Impact.* There are no known archaeological resources within the Project site. However, detailed surveys confirming the presence or absence of these resources have not been conducted. Accordingly, a comprehensive cultural resources survey of the Project site will be prepared as an element of the Project EIR. Pending completion of the Project cultural resources survey, the potential for the Project to cause a substantial adverse change in the significance of an archaeological resource is considered potentially significant.
- c) *Less-Than-Significant Impact.* The likelihood of encountering human remains in the course of Project development is minimal. Further, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law. Based on compliance with these existing regulations, the potential for the Project to disturb any human remains, including those interred outside of formal cemeteries is considered less-than-significant.
- d) *Potentially Significant Impact.* No known religious or sacred uses exist within the Project site. However, as discussed subsequently within the discussion of Tribal Cultural Resources, pending completion of the Project Tribal Cultural Resources survey and any requested Tribal Consultation(s), impacts in this regard are considered potentially significant.

Mitigation: The potentially significant cultural resources impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|--------------------------|
| GEOLOGY AND SOILS Would the project | | | | |
| 10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | | | | |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Mead Valley Area Plan, GIS database.

Findings of Fact:

a,b) *Less-Than-Significant Impact.* There are no known active or potentially active faults traversing the Project site. The site is not located within an Alquist-Priolo Zone or an earthquake hazard zone, as mapped by the County (General Plan Figures S-1 and S-2, MVAP Figure 13). On this basis, the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 11. Liquefaction Potential Zone | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | | | | |

Source: Riverside County General Plan, Mead Valley Area Plan.

Findings of Fact:

a) *Potentially Significant Impact.* Liquefaction and seismically-induced settlement or ground failure are generally associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. Although the site is not located within an identified liquefaction potential zone, the potential for the Project to be affected by liquefaction will be analyzed in a site-specific geotechnical evaluation, which will be summarized within the EIR. Pending the findings of the geotechnical evaluation, impacts in this regard are considered potentially significant.

Mitigation: The potentially significant liquefaction impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|--------------------------|
| 12. Ground-shaking Zone | | | | |
| a) Be subject to strong seismic ground shaking? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Mead Valley Area Plan.

Findings of Fact:

- a) *Potentially Significant Impact.* The Project site is located in a region known to be seismically active and strong seismic ground-shaking could be anticipated during an earthquake event of sufficient magnitude. Nearby faults could generate an earthquake of a magnitude that could damage Project improvements developed within the site, however, the risk is not substantially different than that for other properties in Southern California. Regardless, a site-specific geotechnical evaluation will be prepared for the Project and summarized within the EIR. Pending the findings of the geotechnical evaluation, impacts in this regard are considered potentially significant.

Mitigation: The potentially significant impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 13. Landslide Risk | | | | |
| a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan, Mead Valley Area Plan.

Findings of Fact:

- a) *No Impact.* The Project site is mildly sloping and stable. Additionally, the site is not located within a Slope Instability Area, as shown at Figure 15 of the MVAP. For this reason, the site is not internally susceptible to landslides. As such, the potential for landslides does not exist in the Project vicinity.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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14. Ground Subsidence

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

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Source: Riverside County General Plan, Mead Valley Area Plan, GIS database.

Findings of Fact:

a) *Potentially Significant Impact.* According to Riverside County GIS, the site is not located within a subsidence hazard area. Regardless, a site-specific geotechnical evaluation will be prepared for the Project and summarized within the EIR. Pending the findings of the geotechnical evaluation, impacts in this regard are considered potentially significant.

Mitigation: The potentially significant impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

15. Other Geologic Hazards

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

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Source: Preliminary Plans for the Oleander Business Park Project, Google Earth.

Findings of Fact:

a) *No Impact.* The Project site is not located near any bodies of water or water storage facilities that would be considered susceptible to seiche. No volcanoes are located in proximity to the site. Impacts related to seiche, mudflow, or volcanic hazards are unlikely.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes

a. Change topography or ground surface relief features?

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b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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c. Result in grading that affects or negates subsurface sewage disposal systems?

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Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
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- a) *Less-Than-Significant Impact.* Under existing conditions, the Project Site consists of gently sloping topography. These conditions would generally be maintained by the proposed Project, although some grading would be necessary to accommodate level development pads and site drainage.
- b) *Potentially Significant Impact.* The Project would involve slopes greater than 10 feet. As such, any slopes included as part of the Project shall be evaluated as part of a site-specific geotechnical study, and summarized within the EIR.
- c) *No Impact.* The Project site is vacant, and contains no subsurface sewage disposal systems. Project wastewater would be conveyed by the municipal sanitary sewer system to area-serving wastewater treatment facilities. No subsurface sewage disposal systems are proposed. As such, the Project will have no impact in this regard.

Mitigation: The potentially significant impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

| | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 17. Soils | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

- a) *Less-Than-Significant Impact.* Construction activities associated with the Project would temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. Potential erosion impacts and construction-source stormwater pollutant discharges are addressed through compliance with the National Pollutant Discharge Elimination System (NPDES). The NPDES program is administered by the State Water Resources Control Board (SWRCB) through the individual California Regional Water Quality Control Boards (RWQCBs). General Construction Activity Storm Water NPDES permits are issued for storm water discharges by the RWQCBs. Construction activities subject to this General Permit include clearing, grading, disturbances to the ground such as stockpiling, or excavation that results in soil disturbances. Stormwater pollution prevention plans (SWPPP) are required for issuance of a construction NPDES permit; these plans typically include both structural and non-structural Best Management Practices (BMPs) that minimize erosion potentials and reduce

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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impacts. Prior to issuance of a grading permit, the Applicant would be required to demonstrate compliance with NPDES construction activity stormwater permit requirements.

Further, the Project as implemented would be required to implement and maintain stormwater management systems and facilities pursuant to an approved Water Quality Management Plan (WQMP) that would effectively minimize or negate erosion potentials on a long-term basis. On this basis, the potential for the Project to result in substantial soil erosion or the loss of topsoil is considered less-than-significant.

- b) *Potentially Significant Impact.* On-site soils will be evaluated as part of the site-specific geotechnical evaluation prepared for the Project. Pending the findings of the geotechnical evaluation, impacts in this regard are considered potentially significant.
- c) *No Impact.* Project wastewater would be conveyed by the municipal sanitary sewer system to area-serving wastewater treatment facilities. No septic tanks or other alternative wastewater disposal systems are proposed. There is no potential for adverse impacts due to soil limitations relative to septic tanks or alternative waste water disposal systems.

Mitigation: The potentially significant soils impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

18. Erosion

a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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b. Result in any increase in water erosion either on or off site?

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Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

- a,b) *Less-Than-Significant Impact.* As noted at Item 17, above, construction activities associated with the Project would temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. However, potential erosion impacts and construction-source stormwater pollutant discharges are addressed through compliance with the NPDES. Pursuant to the NPDES program, BMPs that minimize erosion and reduce water quality impacts would be implemented. Prior to issuance of a grading permit, development proposals within the Project site would be required to demonstrate compliance with NPDES construction activity stormwater permit requirements. Further, the Project would be required to implement and maintain stormwater management systems and facilities pursuant to an approved WQMP that would effectively minimize or negate erosion potentials on a long-term basis. On this basis, the potential for the Project to result in substantial erosion impacts is considered less-than-significant.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

☐ ☐ ☒ ☐

a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan, County Ordinances 460 and 484.

Findings of Fact:

a) *Less-Than-Significant Impact.* According to General Plan Figure S-8, *Wind Erosion Susceptibility Map*, the Project site is located in an area with a moderate susceptibility to wind erosion. Construction activities associated with the Project would temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. However, the site would be constructed and maintained consistent with the requirements set forth in County Ordinances 460 (Article XV) and 484, which set forth methods and requirements for the control of blowsand. Compliance with these existing regulations would ensure impacts due to wind erosion and blowsand are less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

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a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a,b) *Potentially Significant Impact.* The Project's contribution to greenhouse gas emissions may be potentially significant, and will be evaluated as part of the Project EIR Air Quality Analysis. Potential impacts, together with any necessary mitigation measures, will be presented in the Project EIR.

Mitigation: The potentially significant greenhouse gas emissions impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

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

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

| HAZARDS AND HAZARDOUS MATERIALS Would the project | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 21. Hazards and Hazardous Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Preliminary Plans for the Oleander Business Park Project, <https://www.envirostor.dtsc.ca.gov/public/>

Findings of Fact:

a,b) *Less-Than-Significant Impact.* During the normal course of construction activities, there will be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. The Project is required to comply with Hazardous Materials Management Plans and regulations addressing transport, use, storage and disposal of these materials. Additionally, rock blasting activities may be required during the site preparation phase to remove bedrock and create buildable pads. Rock blasting typically utilizes small, highly controlled explosive charges to fragment hard rocks into smaller, crushable pieces. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations in this regard.

The Project does not propose uses or activities that would require atypical transportation, use, storage, or disposal of hazardous or potentially hazardous materials not addressed under current regulations and policies. Mandated compliance with existing regulations also reduces the potential for risk of accidental explosion or release of hazardous substances.

Based on the preceding, the potential for the Project to create or result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or create or result in a significant hazard to the public or the environment through

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

reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment is considered less-than-significant.

- c) *Less-Than-Significant Impact.* The Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Temporary alterations to vehicle circulation routes associated with Project construction are addressed through the Project Construction Traffic Management Plan (please refer to IS Section 2.0, *Project Description*, Subsection 2.6.4.1, *Construction Traffic Management Plan*). Ongoing coordination with the local fire and police departments during construction would ensure that potential interference with emergency response and evacuation efforts are avoided. The potential for the Project to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan is therefore considered less-than-significant.
- d) *No Impact.* There are no existing schools, and no schools are proposed, within one-quarter mile of the Project site. The school nearest the Project site is Tomas River Middle School, located over one mile southwesterly of the site. Accordingly, the Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) *No Impact.* Based on information compiled by the Department of Toxic Substances Control, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project will not result in or cause any impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 22. Airports | | | | |
| a. Result in an inconsistency with an Airport Master Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Require review by the Airport Land Use Commission? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan, GIS database

Findings of Fact:

- a-c) *Potentially Significant Impact.* The site is located within the March Joint Air Reserve Base Influence Area. Within the Airport Influence Area are three designated Compatibility Zones. The

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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Project site is located within Compatibility Zone C2. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. Although no inconsistencies are anticipated, the Project would require review by the Riverside County Airport Land Use Commission (ALUC). As such, the EIR shall discuss the airport-related hazards affecting the site, and document the findings and conclusions reached by the ALUC during their review of the Project.

- d) *No Impact*. There are no known private airstrips or heliports located in the vicinity of the Project site. As such, the Project would not result in impacts in this regard.

Mitigation: The potentially significant impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

23. Hazardous Fire Area

- a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Mead Valley Area Plan, GIS database

Findings of Fact:

- a) *Less-Than-Significant Impact*. As shown at Figure 12, *Wildfire Susceptibility*, of the MVAP, the Project site is not located within a designated Fire Hazard Severity Zone. Additionally, the Project site and surrounding areas are currently provided fire protection and emergency response services by the Riverside County Fire Department. Development fees and taxes paid by the Project act to offset its incremental demands for fire protection services. Based on the preceding discussion, the Project's potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

- a. Substantially alter the existing drainage pattern of the site or area, including 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?

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- b. Violate any water quality standards or waste discharge requirements?

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- c. Substantially deplete groundwater supplies or

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| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | |
| d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Otherwise substantially degrade water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Mead Valley Area Plan, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a,b,g,h) *Potentially Significant Impact.* Stormwater discharges from the developed Project area may include oils from paved areas and other chemicals which may contribute to degradation of offsite surface waters. Compliance with applicable existing National Pollution Discharge Elimination System (NPDES) permitting requirements and mandated Water Quality Management Plan (WQMP) requirements would ensure that the Project stormwater discharges do not violate any water quality standards or waste discharge requirements.

As required by the Lead Agency, a site and development-specific preliminary hydrology study will be prepared for the Project and will be incorporated in the Project EIR. The design, construction, and operation of stormwater management systems, and development and implementation of the WQMPs within the Project site would be subject to review and approval by the County, and would be realized consistent with applicable County and RWQCB requirements. Analysis of potential stormwater management and related water quality impacts will be included in the Project EIR. Mitigation measures will be incorporated to address any potentially significant impacts.

c) *Less-Than-Significant Impact.* The Project would be provided domestic water service by the Eastern Municipal Water District (EMWD). The Project does not propose direct withdrawal of groundwater that would substantially deplete groundwater supplies. Nor does the Project propose facilities or activities affecting designated groundwater recharge areas. Further, construction proposed by the Project will not involve massive substructures at depths that would significantly impair or alter the direction or rate of flow of groundwater. Based on the preceding discussions,

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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the Project's potential to substantially deplete groundwater supplies, or to substantially interfere with groundwater recharge capabilities are anticipated to be less-than-significant.

- d) *Potentially Significant Impact.* The Project would be developed and operated in compliance with applicable County and Regional Water Quality Control Board (RWQCB) regulations and water quality standards; however, it is acknowledged that an increase in impervious surfaces created by the construction proposed by the Project will result in decreased natural absorption rates and result in an increased volume of surface runoff. The Project EIR will address the stormwater drainage systems that will be required to adequately accommodate and control the Project's generation of surface runoff.
- e, f) *No Impact.* Housing is not a component of the Project. Additionally, as shown at Figure 11 of the MVAP, the site is not located within any special flood hazard area. As such, the Project would not place housing or other structures within a 100-year flood hazard area.

Mitigation: The potentially significant hydrology impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

25. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> | | |
|--|---|---|-------------------------------------|--------------------------|
| a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Changes in absorption rates or the rate and amount of surface runoff? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Mead Valley Area Plan, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

- a,b,d) *Potentially Significant Impact.* The Project would be developed and operated in compliance with applicable County and Regional Water Quality Control Board (RWQCB) regulations and water quality standards; however, it is acknowledged that an increase in impervious surfaces created by the construction proposed by the Project will result in decreased natural absorption rates and result in an increased volume of surface runoff. The Project EIR will address the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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improvements that will be required to adequately accommodate the Project's generation of surface runoff that could otherwise affect downstream properties.

- c) *Less-Than-Significant Impact.* The Project site is not located in a dam inundation area, or any other special flood hazard area, as delineated at Figure 15 of the MVAP. As such, the potential for the Project to expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam is considered less-than-significant.

Mitigation: The potentially significant impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

LAND USE/PLANNING Would the project

25. Land Use

a. Result in a substantial alteration of the present or planned land use of an area?

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b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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Source: Riverside County General Plan, GIS database, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

- a,b) *Less-Than-Significant Impact.* Uses proposed by the Project are consistent with the site's current Business Park General Plan Land Use designation; and the site's Industrial zoning designation. The proposed uses are representative of those envisioned for the site by the General Plan and the MVAP. The site is located within the City of Perris' sphere of influence (SOI). However, the Perris General Plan does not identify land use designations for property located outside the City boundaries, but within its SOI. Although the Project represents development of a property located within a City SOI, it is consistent with the land use designations currently in place. No change in land use designation is required or proposed. Impacts in this regard are considered less-than-significant.

To provide context, the EIR will nonetheless include a discussion of land use/planning.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|-------------------------------------|
| 26. Planning | | | | |
| a. Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan, Mead Valley Area Plan, GIS database

Findings of Fact:

a-d) *Less-Than-Significant Impact.* The General Plan Land Use designation of the site is Business Park (BP). The site's zoning is Industrial Park (I-P). The Project does not propose or require modification of the County's existing General Plan Land Use or Zoning designations. Properties located to the north are zoned Rural Residential (R-R). Properties located easterly and southerly of the site are zoned for light industrial (LI) uses. Properties located westerly adjacent to the site are zoned I-P. The Project represents a logical continuation of the existing light industrial uses and designations that exist westerly, easterly, and southerly of the site. While no significant impacts are anticipated from implementation of the Project, the EIR Land Use Section will provide an expanded discussion of the Project's context within the area.

e) *No Impact.* The Project site is currently vacant. Light industrial land uses, such as those proposed by the Project, have been anticipated for the site by applicable planning documents. Additionally, as previously stated above, the Project represents a logical continuation of the light industrial uses and designations that exist westerly, easterly, and southerly of the site. No established community would be disrupted or divided by development of the Project, and the Project would have no impact in this regard.

To provide context, the EIR will nonetheless include a discussion of land use/planning.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 27. Mineral Resources | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| plan, specific plan or other land use plan? | | | | |
| c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan, Mead Valley Area Plan, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a-d) *No Impact.* According to Figure OS-6, *Mineral Resource Zones*, of the Riverside County General Plan, the Project Site is located within the "MRZ-3" Mineral Resource Zone. This category represents "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined."

There are no known mineral resources within the Project site, nor does the site's existing zoning allow for the extraction of mineral resources. In addition, neither the County General Plan nor MVAP do not identify any locally-important mineral resource recovery sites on-site or within close proximity to the site. No mines or quarries are proposed by the Project nor are any known to exist on the site or in the surrounding area. Due to the lack of surface mines in the Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor would the Project be an incompatible use with any proposed or existing surface mines. As such, the Project would have no impact in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☐ A ☒ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Source: Google Earth, March Air Reserve Base/Inland Airport Land Use Compatibility Plan, Riverside County General Plan.

Findings of Fact:

- a) *Less-Than-Significant Impact.* The Project site is located within Compatibility Zone C2 of the March Air Reserve Base/Inland Airport Land Use Compatibility Plan (ALUCP). According to Table MA-1, *Compatibility Zone Factors*, of the ALUCP, Compatibility Zone C2 includes properties within the 60 dBA CNEL noise contour. Properties within Compatibility Zone C2 may be subject to single-noise events that are disruptive to noise-sensitive land uses. However, uses proposed by the Project are not considered noise-sensitive receptors. According to General Plan Table N-1, land uses such as the Project are considered “normally acceptable” at noise levels up to 75 dBA CNEL. Based on the preceding, significant impacts related to airport noise would not occur.
- b) *No Impact.* No private airstrips are located in the Project vicinity. As such, the Project will have no impact in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Railroad Noise

NA ☐ A ☒ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source: Google Earth, Riverside County General Plan Draft EIR No. 521, Riverside County General Plan.

Findings of Fact:

Less-Than-Significant Impact. The Project site is located approximately one-half mile (2,640 feet) westerly of an existing rail spur line, which connects to a north-south rail corridor that runs adjacent to Interstate 215. According to General Plan Draft EIR No. 521 (Figures 4.15.2 through 4.15.4), which presents information about noise levels associated with rail lines throughout the County, land uses located between 1,600 feet and 3,800 feet from existing rail corridors would be subject to noise levels between 60 dBA and 65 dBA. According to General Plan Table N-1, land uses such as the Project are considered “normally acceptable” at noise levels up to 75 dBA CNEL. Based on the preceding, significant impacts related to railroad noise would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------|---------------------------------------|----------------------------|--------------------------------------|--|---------------------------------------|--------------|
| 30. Highway Noise | | | | | | |
| NA <input type="checkbox"/> | A <input checked="" type="checkbox"/> | B <input type="checkbox"/> | C <input type="checkbox"/> | D <input type="checkbox"/> | | |

Source: Google Earth, Riverside County General Plan EIR, Riverside County General Plan.

Findings of Fact:

Less-Than-Significant Impact. The Project site is located approximately one-half mile (2,640 feet) westerly of Interstate 215. According to Figure 4.13.9 of the Riverside County General Plan EIR, land uses that are located between 1,228 feet and 2,645 feet from a freeway corridor would be subject to noise levels ranging from 55 dBA to 60 dBA. According to General Plan Table N-1, land uses such as the Project are considered “normally acceptable” at noise levels up to 75 dBA CNEL. Based on the preceding, significant impacts related to highway noise would not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | | | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--|--|
| 31. Other Noise | | | | | | |
| NA <input checked="" type="checkbox"/> | A <input type="checkbox"/> | B <input type="checkbox"/> | C <input type="checkbox"/> | D <input type="checkbox"/> | | |

Findings of Fact:

No Impact. The Project does not contain any aspects that would qualify as “other noise” that have not been addressed by the preceding discussions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 32. Noise Effects by the Project | | | | |
| a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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a–d) *Potentially Significant Impact.* Along with typical construction-generated noise and vibration, controlled blasting activities may be required during the site preparation phase to remove bedrock and create buildable pads. Occupation of Project facilities will establish long-term stationary/area noise sources. These noise sources could adversely affect any nearby sensitive receptors.

Further, Project traffic, including delivery truck operations, may increase noise levels along affected roadways, with potentially adverse effects at receiving land uses. A Project-specific Noise Impact Study will be prepared to examine potential noise impacts associated with implementation and operations of the Project. These Project-related noise impacts will be discussed in the EIR.

Mitigation: The potentially significant noise impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

PALEONTOLOGICAL RESOURCES

33. Paleontological Resources

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



Source: County of Riverside GIS database, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a) *Potentially Significant Impact.* There are no known paleontological resources within the Project site. However, detailed surveys confirming the presence or absence of these resources have not been conducted. Accordingly, a comprehensive cultural resources survey of the Project site will be prepared as an element of the Project EIR. Pending completion of the Project cultural resources survey, the potential for the Project to cause a substantial adverse change in the significance of a paleontological resource is considered potentially significant.

Mitigation: The potentially significant paleontological resources impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

POPULATION AND HOUSING Would the project

34. Housing

a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?



| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|-------------------------------------|
| b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: County of Riverside General Plan, GIS database, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

- a,c) *No Impact.* The Project site is currently vacant; no housing or people reside within the site. As such, the potential for the Project to displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people necessitating the construction of replacement housing elsewhere does not exist.
- b) *Less-Than-Significant Impact.* The Project does not propose uses that would result in substantial population growth, creating a demand for additional housing. Project-related employment demands would likely be filled by the existing Riverside County personnel pool, with little or no measurable increase in the County resident population or the demand for housing within the area.
- d) *No Impact.* The Riverside County Redevelopment Agency was dissolved as of February 1, 2012. As such, the Project has no potential to adversely impact a County redevelopment area.
- e,f) *Less-Than-Significant Impact.* The Project does not propose residential development, nor would the Project otherwise induce substantial population growth in the area, either directly or indirectly. In this latter regard, land uses and development intensities proposed by the Project are consistent with land uses and development intensities assumed under the General Plan. As such, growth resulting from buildout of the Project is consistent with, and reflected in, the growth projections assumed by the County. Further, supporting infrastructure for the Project is also a planned response to anticipated growth of the area, not an inducement to growth. The potential for the Project to induce substantial population growth in the area, either directly or indirectly is therefore considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

35. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan, Riverside County Fire Department.

Findings of Fact:

- a) *Less-Than-Significant Impact.* Development of the Project could result in incremental increased demands for fire protection services. Primary fire protection services to the Project area are currently provided by the Riverside County Fire Department. The fire station nearest the Project site is the Mead Valley Fire Station No. 59, located at 21510 Pinewood Street, approximately two miles southwesterly of the Project Site.

The Project, of itself, is not of sufficient scale or scope to warrant or necessitate the construction or substantive expansion of fire protection facilities. That is, these facilities are master planned to serve the region as a whole, and to respond to area-wide growth and demographic trends, not in response to a single project.

Permit and inspection fees; and tax revenues generated by the Project would provide funding that would be generally available to supplement existing fire protection service levels. Specifically, the Project would be required to comply with County Ordinance No. 695, which establishes development impact fees. Fees collected pursuant to Ordinance No. 695 would act to offset incremental Project-related fire protection services demands.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered fire protection facilities is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Sheriff Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan

Findings of Fact:

- a) *Less-Than-Significant Impact.* Development of the Project could result in incremental increased demands for police protection services. Police protection services to the Project area are currently provided by the Riverside County Sheriff Department. The police station serving the Mead Valley area is the Perris Station, located at 137 N. Perris Blvd, approximately 5.5 miles southeasterly of the Project site.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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The Project, of itself, is not of sufficient scale or scope to warrant or necessitate the construction or substantive expansion of police protection facilities. That is, these facilities are master planned to serve the region as a whole, and to respond to area-wide growth and demographic trends, not in response to a single project.

Permit and inspection fees; and tax revenues generated by the Project would provide funding that would be generally available to supplement existing police protection service levels. Specifically, the Project would be required to comply with County Ordinance No. 695, which establishes development impact fees. Fees collected pursuant to Ordinance No. 695 would act to offset incremental Project-related police protection services demands.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered police protection facilities is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Schools

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Source: GIS database, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

Educational facilities and services are provided to the Project vicinity by the Val Verde Unified School District. Implementation of the Project's light industrial uses would not contribute directly to populations of school-aged children requiring public education, and would therefore not cause or contribute to a need to construct new or physically altered public school facilities. Additionally, the Project Applicant would pay mandatory school impact fees prior to issuance of the first Project building permit. The Val Verde Unified School District fees for light industrial development are \$0.61 per square foot of development, totaling approximately \$434,000 for the Project. Payment of fees in accordance with County requirements would ensure the Project's potential impacts to schools are less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Libraries

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Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

Less-Than-Significant Impact. Light industrial uses proposed by the Project would not introduce new residences to the area or otherwise create substantive additional demands for library facilities or

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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services. As such, the potential for the Project to result in substantial adverse physical impacts associated with new or physically altered library facilities is therefore considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 39. Health Services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

Less-Than-Significant Impact. Light industrial uses proposed by the Project would not introduce new residences to the area or otherwise create substantive additional demands for health services. As such, the potential for the Project to result in substantial adverse physical impacts associated with new or physically altered health service facilities is therefore considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 40. Parks and Recreation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a,b) *Less-Than-Significant Impact.* The Project does not propose elements (e.g., residential development) that would result in substantial increased demands for neighborhood or regional parks or other recreational facilities. Additionally, Development Impact Fees (DIF) would be collected by the County to offset any impacts to recreational facilities. As such, the Project's potential to result in increased demands on neighborhood or regional parks or other recreational facilities is considered less-than-significant.

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

- c) *No Impact.* The Project site is located within Community Service Area (CSA) 117. However, CSA 117 was established for street lighting services, and does not address recreational facilities. The Project site is not located in any recreation and parks district. As such, the Project would have no impact in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|--------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 41. Recreational Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Mead Valley Area Plan

Findings of Fact:

Less-Than-Significant Impact. Figure 9, *Trails and Bikeway System*, of the MVAP indicates that designated Community Trails exist along Nandina Avenue, Decker Road, Oleander Avenue and Harley Knox Road. Implementation of the Project would not interfere with the use of any existing trails. Any future trails planned adjacent to the Project site would be implemented by the Project. As such, no significant impacts to recreational trails would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|--|--|--|--|
| TRANSPORTATION/TRAFFIC Would the project | | | | |
|---|--|--|--|--|

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 42. Circulation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Conflict with an applicable plan, ordinance or policy establishing a measure 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? | | | | |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Alter waterborne, rail or air traffic? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|--------------------------|
| f. Cause an effect upon, or a need for new or altered maintenance of roads? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan

Findings of Fact:

- a,b,e,f) *Potentially Significant Impact.* The Project would increase vehicular traffic along area roads. A County-approved Project Traffic Impact Analysis (TIA) has not yet been prepared. Pending completion of the Project TIA, impacts in this regard are considered potentially significant, and will be addressed in the Project EIR.
- c,d) *Potentially Significant Impact.* The site is located within the March Joint Air Reserve Base Influence Area. Within the Airport Influence Area are three designated Compatibility Zones. The Project site is located within Compatibility Zone C2. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. Although no inconsistencies are anticipated, the Project would require review by the Riverside County Airport Land Use Commission (ALUC). Pending ALUC review, the Project's potential to result in a change in air traffic patterns or alter air traffic is considered potentially significant.
- g) *Less-Than-Significant Impact.* Temporary alterations to vehicle circulation routes associated with Project construction are addressed through the Project Construction Traffic Management Plan (please refer to IS Section 2.0, *Project Description*, Subsection 2.6.4.1, *Construction Traffic Management Plan*). With the implementation of this Plan, the Project's potential to cause an effect upon circulation during construction is considered less-than-significant.
- h) *Less-Than-Significant Impact.* The Project would not affect any local area roadways that serve as emergency access routes during construction or operations. The Project's design would be reviewed to ensure adequate access for emergency vehicles. With required adherence to Riverside County requirements for emergency vehicle access, impacts in this regard are considered less-than-significant.
- i) *Less-Than-Significant Impact.* The Project does not propose elements or aspects that would conflict with adopted alternative transportation policies. On a long-term basis, the Project may result in increased demand for public transportation as increased employment opportunities become available on-site; however, transit agencies routinely review and adjust their ridership schedules to accommodate public demand. As part of the County's standard development review processes, the need for transit-related facilities, bicycle, and pedestrian access would be coordinated between the County and the Project Applicant. Based on the preceding discussions, the potential for the Project to conflict with adopted policies, plans, or programs regarding public

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities is considered less-than-significant.

Mitigation: The potentially significant traffic impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

| | | | | |
|------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 43. Bike Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Mead Valley Area Plan.

Findings of Fact:

Less-Than-Significant Impact. According to Figure 9, *Trails and Bikeway System*, of the MVAP no designated bike trails exist adjacent to the Project site. The nearest bike trail is located along Cajalco Road, approximately 1.5 miles to the south of the Project site. Implementation of the Project would not interfere with the use of this trail; no significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project

| | | | | |
|--------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 44. Tribal Cultural Resources | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|

a. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

| | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

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

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a,b) *Potentially Significant Impact.* There are no known Tribal Cultural Resources within the Project site. Nor is it anticipated that the Project would adversely affect off-site Tribal Cultural Resources. However, detailed surveys confirming the presence or absence of these resources have not been conducted. Accordingly, a comprehensive Tribal Cultural Resources survey of the Project site will be prepared as an element of the Project EIR. Additionally, Tribal Resources consultation with requesting Tribes will be accomplished as provided for under AB 52, Gatto. Native Americans: California Environmental Quality Act. Pending completion of the Project Tribal Cultural Resources survey and any requested Tribal Consultation(s), the potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource is considered potentially significant.

Mitigation: The potentially significant tribal cultural resources impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?



b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?



Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a,b) *Potentially Significant Impact.* The Project site is in the service area of the Eastern Municipal Water District (EMWD). The Project would require connections to existing EMWD water conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. To evaluate whether EMWD's current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) shall be prepared for the Project.

Pending the results of the WSA, the Project's potential impacts to water supplies and water treatment facilities are initially identified as potentially significant, and will be further addressed in the Project EIR.

Mitigation: The potentially significant impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
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Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

| | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 46. Sewer | | | | |
| a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a,b) *Potentially Significant Impact.* Wastewater service is provided to the Project Site by EMWD. The proposed Project would install connections to existing EMWD wastewater conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The Project EIR will examine the potential for the Project to require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, or result in wastewater treatment capacity issues.

Mitigation: The potentially significant impacts identified above will be evaluated in the forthcoming EIR. Mitigation measures will be developed for any impacts determined to be significant.

Monitoring: Monitoring, if required, will be set forth within the Mitigation Monitoring Plan as part of the forthcoming EIR.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. Solid Waste | | | | |
| a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Riverside County General Plan EIR.

Findings of Fact:

a) *Less-Than-Significant Impact.* The Riverside County Department of Waste Resources operates several landfills within the County. Additionally, Waste Management, Inc. operates the El Sobrante Landfill, which is open to the public. All Riverside County landfills are Class III disposal

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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sites permitted to receive non-hazardous municipal solid waste such as would be generated by the Project.

The projected capacity of landfills to serve existing and proposed developed is based on buildout of the County, consistent with existing General Plan land use designations. The Project proposes development consistent with the existing land use designations, as envisioned by the Riverside County General Plan. Further the EIR prepared by the General Plan concluded, "...the proposed General Plan would not create demands for waste management services that exceed the capabilities of the County's waste management system and impacts to solid waste facilities associated with future build out of the General Plan are less than significant."

Compliance with State and County waste reduction and recycling mandates would decrease the Project's solid waste disposal requirements by a minimum of 50 percent, further reducing potential impacts at serving landfills.

Based on the preceding discussion, the Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. The potential for the Project to exceed the permitted capacity of serving landfills is considered to be less-than-significant.

- b) *Less-Than-Significant Impact.* The Project would be implemented and operated in compliance with applicable County General Plan Goals and Policies, and would comport with County Zoning regulations. Specifically, the Project would comply with local, state and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams.

In these regards, the California Integrated Waste Management Act under the Public Resources Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The County remains committed to continuing its existing waste reduction and minimization efforts with the programs that are available through the County. Additionally, beginning July 1, 2012, the State of California required that all businesses that generate four cubic yards or more of refuse per week implement a recycling program. This requirement is set forth in Assembly Bill 341, which was passed by the California legislation in October 2011. The Project would comply with the California Integrated Waste Management Act and AB 341 as implemented by the County.

Light industrial uses proposed by the Project, and solid waste generated by those uses would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste. Based on the preceding, the potential for the Project to conflict with or obstruct federal, state, and local statutes and regulations related to solid waste is considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|--------------------------|
| 48. Utilities | | | | |
| Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects? | | | | |
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a-g) *Less-Than-Significant Impact.* Development of the Project site would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, storm water drainage facilities, street lighting, and other facilities.

For sewer service, the Project would connect to an 8-inch sewer line that exists within Harley Knox Boulevard, east of the Project site. The connection would occur east of Diablo Drive. Domestic water service would connect to an existing 12-inch water line located in Harley Knox Boulevard and to an existing 12-inch water line that is located within Oleander Avenue. Storm drain improvements would involve connecting the proposed on-site storm drainage system to an existing 48-inch line that is located within Oleander Avenue. All dry utilities would also connect to the existing dry utility systems located within Oleander Avenue. All utilities currently exist with the immediate vicinity of the Project site, and all connections would be accomplished consistent with County and purveyor requirements. Impacts associated with providing utilities to the Project site are considered less-than-significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 49. Energy Conservation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Would the project conflict with any adopted energy conservation plans? | | | | |

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a) *Potentially Significant Impact.* The potential for the Project to conflict with any adopted energy conservation plans, or involve the wasteful, inefficient, and/or unnecessary consumption of energy, will be evaluated within the EIR.

Mitigation: Although significant impacts are not anticipated, measures to reduce the Project's energy consumption may be identified within the EIR.

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

Monitoring: Monitoring for any energy conservation measures will be identified within the EIR.

OTHER

50. Other:

☐
☐
☐
☒

Source: Preliminary Plans for the Oleander Business Park Project.

Findings of Fact:

a) *No Impact.* The Project will not involve any potential impacts not previously identified in the preceding discussions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

☒
☐
☐
☐

Source: Analysis presented in the preceding checklist.

Findings of Fact:

Potentially Significant Impact. The Project proposes light industrial facilities that are consistent with, and allowed under, the site's current General Plan Land Use and Zoning designations; amid other similar urban land uses. Notwithstanding, certain biological resources may be adversely affected by the Project. Additionally, as yet unknown cultural resources may exist within the Project area. The Project therefore may have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The EIR will propose mitigation to reduce or avoid any potentially significant impacts to protected biological and/or cultural resources.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Analysis presented in the preceding checklist.

Findings of Fact:

Potentially Significant Impact. The Project has the potential to result in cumulatively considerable impacts. As discussed in the previous environmental evaluation, implementation of the Project may result in potentially significant impacts under the environmental topics of:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Hazards and Hazardous Materials;
- Hydrology/Water Quality;
- Noise;
- Transportation/Traffic;
- Utilities and Public Services.

To a certain extent, impacts of the Project, together with existing uses and other known or anticipated development proposals may have a cumulative effect under all of the aforementioned environmental considerations. The Project EIR will identify the Project's contribution to, and context within, potentially significant cumulative environmental effects influencing the vicinity and region. Mitigation will be proposed in instances where the Project may result in, or contribute considerably to potentially significant cumulative impacts.

| | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Source: Analysis presented in the preceding checklist.

Findings of Fact:

Potentially Significant Impact. As indicated by this IS evaluation, the Project may cause or result in certain potentially significant environmental effects, resulting in potentially adverse effects to human beings. While adverse environmental effects that could affect human beings could, to some degree, be substantiated under all CEQA issue areas, Project impacts that could directly affect human beings include:

- Air Quality;
- Geology and Soils;

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

- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Hazards and Hazardous Materials;
- Hydrology/Water Quality;
- Noise;
- Transportation/Traffic;
- Utilities and Public Services.

The Project EIR will address these environmental topics and present mitigation measures for any potentially significant impacts.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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APPENDIX A
EMWD Will-Serve Letter



March 26, 2019

Attn: Lani Labrecque
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

Subject: SAN 53 – Will Serve – APN: 295-310-012, -013, -014, and 015

Eastern Municipal Water District (EMWD) is willing to provide water and sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of facility Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration – one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, 4309

Sincerely,

Edmund Chew
Civil Engineering Associate II
Development Services Department
Eastern Municipal Water District

EC:km

Board of Directors

David J. Stawson, President Ronald W. Sullivan, Vice President Stephen J. Corona Philip E. Paule Randy A. Record

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