



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: September 13, 2019

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

PROJECT CASE NO./TITLE: Barker Logistics LLC EIR Plot Plan PPT190008

PROJECT LOCATION: The Project site is located at the northeast corner of the Placentia Avenue/Patterson Street intersection. The Project site is bounded on the north by Walnut Avenue, on the south by Placentia Avenue, on the east by Harvill Avenue, and on the west by Patterson Street.

PROJECT DESCRIPTION: The Project involves development and operation of a 694,630-square foot warehouse/logistics building with paved surface parking for 385 automobiles and 124 trucks/truck trailers on a 31.55-acre property. The building dimensions are 42-49.5 feet (at its peak) in height, 1,098 feet in length, and 720 feet at its widest. It is 600 feet from dock doors on the west to the dock doors on the east of the structure. The automobile parking spaces are to be located around the perimeter of the building; 98 truck/truck trailer bays will be located on the east and west elevations of the building.

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

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

Project development will necessitate grading of approximately 15,000-35,000 cubic yards of cut/fill that will be balanced on site. However, some import and export of soils may be required, depending on final development plans. Off-site grading will involve remedial grading to allow construction of the widened Placentia Avenue and Patterson Street.

Reference the attached Regional, Vicinity, and Aerial Map Exhibits.

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Russell Brady, Project Planner

PROJECT SPONSOR:

Applicant: Orbis Real Estate Partners
Address: 280 Newport Center Drive
Suite 240
Newport Beach, CA 92660

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee preparation of an Environmental Impact Report (EIR) for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

PUBLIC SCOPING MEETING:

A SCOPING SESSION has been scheduled before the RIVERSIDE COUNTY PLANNING DIRECTOR to bring together and resolve concerns of affected federal, State and local agencies, the proponent of the proposed project, and other interested persons; as well as to inform the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important.

The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m., or as soon afterward as possible
DATE OF SCOPING SESSION: October 7, 2019
PLACE OF SCOPING SESSION: County Administrative Center
1st Floor Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

Please send written correspondence to:
rbrady@rivco.org or to

Riverside County Planning Department
Attn: Russell Brady
P.O. Box 1409
Riverside, CA 92502-1409

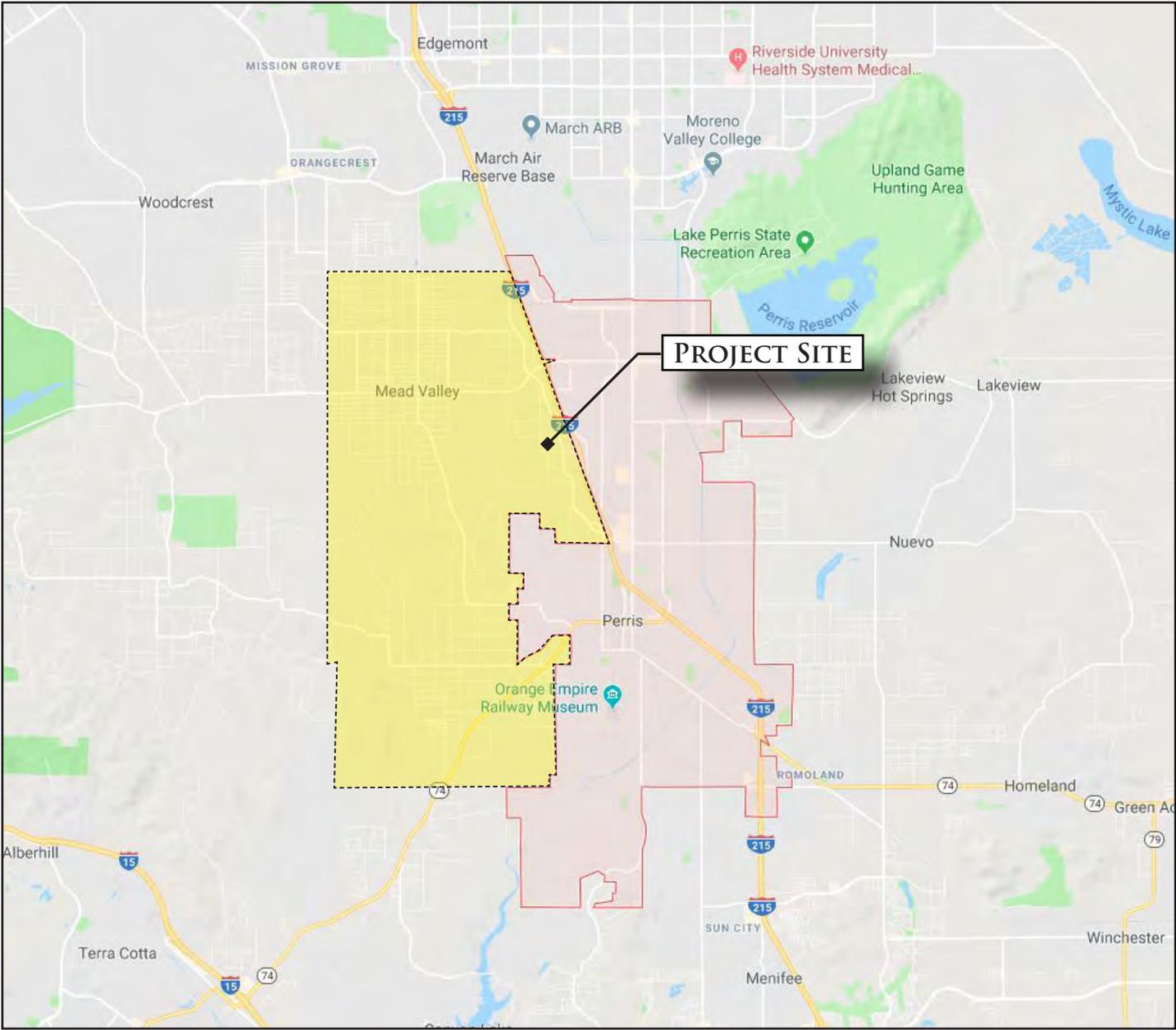
An e-copy of the Environmental Assessment No. **CEQ 190017**, which identifies the issues to be studied in the Draft EIR, is attached. If you have any questions please contact Russell Brady, Project Planner at rbrady@rivco.org or (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director

Russell Brady, Project Planner

EXH 1
**REGIONAL
MAP**



Legend

- Perris, CA City Boundary
- City of Perris Sphere of Influence*

*A “sphere of influence” is the area outside of and adjacent to a city’s border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city’s jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Source: Google Maps



VICINITY MAP



Source: Google Maps





Source: Google Maps

INITIAL STUDY

FOR THE

**BARKER LOGISTICS, LLC
INDUSTRIAL WAREHOUSE BUILDING
AT PLACENTIA AVENUE & PATTERSON AVENUE**

Prepared For:

COUNTY OF RIVERSIDE
COUNTY ADMINISTRATION CENTER
4080 Lemon St.
Riverside, CA 92501
(951) 955-3025
Russell Brady, Contract Planner

Prepared By:

TEMPLETON
PLANNING GROUP

20250 Acacia Street, Suite 260
Newport Beach, CA 92660
(949) 724-0640
Peter Templeton, Principal
Al Armijo, Environmental Director
CJ Martinez, Planning Manager

September 9, 2019

BARKER LOGISTICS LLC E.I.R.

Initial Study

Initial Study Checklist

The proposed project (Project) requires a Plot Plan, Grading Permit and Building Permit to proceed.

As part of the County of Riverside's discretionary permitting process for the proposed project (Project), the County has determined an Initial Study shall be prepared to determine whether any impacts resulting from Project development and/or operation would be considered potentially significant. Where the Initial Study concludes there is no substantial evidence the project could have a significant effect on the environment, a Negative Declaration (or a Mitigated Negative Declaration) is required. If revisions in the Project plans or Project Description are made or agreed to by the Applicant before the CEQA analysis is released for public review that would avoid or mitigate significant adverse environmental impacts, then a Negative Declaration is still required (§15070). If the Initial Study concludes there is substantial evidence the Project could have a significant effect on the environment, and Mitigation Measures either are unavailable or have not been agreed to by the Applicant, then an EIR is required.

The Initial Study Checklist recommended in the CEQA Guidelines is used to determine potential impacts of the Project on the physical environment. The Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the Project. Explanations to answers are provided in a discussion for each section of questions, as follows:

- A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project level, indirect as well as direct, and construction as well as operational impacts.
- "Potentially Significant Impact" is appropriate if there is substantial evidence an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- "Less Than Significant Impact with Mitigation Incorporated" applies where incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the Mitigation Measures and briefly explain how they reduce the effect to a less than significant level

- “Less Than Significant Impact” applies where the impact does not require mitigation or result in a substantial or potentially substantial change of any physical conditions within the area affected by the Project.
 - “No Impact” applies where Project development (demolition; grading; construction) and Project operation would not result in any impacts to the environment in the context of CEQA Thresholds of Analysis.
 - 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. Section 15063(c)(3)(D).
-

Environmental Assessment (CEQ/EA) Number: CEQ 190017

Project Case Type(s) and Number(s): Plot Plan 190008

Lead Agency Name: Riverside County Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady, Contract Planner

Telephone Number: (951) 955-3025

Applicant's Name: Raymond A. Polverini, Barker Logistics LLC/Orbis Real Estate Partners

Applicant's Address: 280 Newport Center Drive, Suite 240, Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description: The Project involves a Plot Plan to allow development of a 694,540-square foot, logistics/warehouse building with a height ranging from 43 feet to a peak of 49.5 feet with paved surface parking for 382 automobiles and 86 trucks/truck trailers on a 30.19-acre property. The building dimensions are 43 feet to a peak of 49.5 feet in height, 1,098 feet long, and 720 feet at its widest. It is 600 feet from dock doors on the west to the dock doors on the east of the structure. The automobile parking spaces are to be located around the perimeter of the building; 109 truck/truck trailer bays will be located on the east and west elevations of the building. Three vehicular access points are proposed – two onto the Project site from an extension of Walnut Street that would border the Project site to the north and one onto the Project site from Placentia Avenue in the southeast corner of the Project site.

Type of Project: Plot Plan

Site Specific: Logistics/Warehouse Building

Total Project Area: 31.55 gross acres

Industrial Acres: 31.55 acres

Lots: Two

Sq. Ft. of Bldg. Area: 694,540

Est. No. of Employees: 700 (an estimated 1 employee per 1,000 square feet of building)

Assessor's Parcel No(s): 317-240-001

Street References: Northwest corner of Placentia Avenue/Patterson Avenue; south of a proposed extension of Walnut Street.

Section, Township & Range Description/Legal Description: Township 4 South, Range 4 West, San Bernardino Base; Book 1, Page 33.

Brief description of existing environmental setting of Project site and surroundings: The Project site is vacant, has sparse grasses and several trees in its southerly area, slopes approximately 50 feet down from north to south, and has been graded in the past. The Project site is bordered by two single-family residences and vacant land to the north, by four single-

family residences and vacant land to the south, by industrial uses and four residences to the east, and by four single-family residences and vacant land to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

RIVERSIDE COUNTY GENERAL PLAN POLICIES

Land Use Element – County General Plan Land Use Element policies that are relevant to the Project pertain to the following: general administration of discretionary projects, efforts to involve appropriate cities, local and regional agencies, stakeholders and Indian nations in addressing various identified environmental issues; project design character; infrastructure supporting development; project compatibility with its surrounding community in accordance with the County General Plan and relevant area plan(s); project economic viability and job promotion; project financial contribution to County infrastructure and public services; promotion of air quality improvement and reduction in greenhouse gas emissions; project preservation of scenic vistas and views; project consistency with relevant airport land use compatibility plans; potential use of solar energy facilities; project use of water conservation techniques; and, addressing potential conflicts between industrial and non-industrial uses adjacent to, or near, a project site. Project compliance with specific relevant Land Use Element policies will be addressed in the Land Use and Planning Chapter of the Project EIR.

Multipurpose/Open Space Element – The County General Plan Multipurpose/Open Space Element policies that are relevant to the Project pertain to the following: water conservation; water quality; groundwater recharge; solar energy; energy resources and energy conservation; Western Riverside County Multiple Species Habitat Conservation Plan; cultural and paleontological resources; and, open space and recreation. Project compliance with specific relevant Multipurpose/Open Space Element policies will be addressed in the Land Use and Planning Chapter of the Project EIR.

Healthy Communities Element – The County General Plan Healthy Communities Element policies that are relevant to the Project pertain to promoting employment growth in Riverside County to reduce vehicular trips and to taking steps to improve air quality in the region.

Noise Element – The County General Plan Noise Element policies that are relevant to the Project pertain to the following: protecting noise sensitive land uses from high levels; maintaining noise compatibility with existing land uses; minimizing noise spillover from commercial and industrial land uses onto adjacent properties and noise sensitive uses; prohibiting excessive noise levels during nighttime hours; complying with airport land use compatibility criteria; designing loading and shipping areas to minimize potential noise impacts to surrounding properties; using landscaping as a noise barrier; and, minimizing construction-related noise. A Noise Analysis that pertains to the Project is being conducted. The Noise Analysis findings and recommendations will form the basis of the Noise Chapter of the Project EIR to ensure Project consistency with Noise Element policies pertaining to noise.

Air Quality Element – The County General Plan Air Quality Element policies that are relevant to the Project pertain to the following: protecting sensitive land uses and people from emissions sources and emissions; controlling mobile pollution sources; reducing air quality impacts through construction techniques and project building design; emphasizing job creation to reduce vehicle miles traveled; encouraging off-peak hours for business operations; separating truck

traffic from automobile traffic in industrial areas; complying with the policies of the Riverside County Climate Action Plan; and, reducing greenhouse gas emissions through energy efficiency and energy conservation measures, water conservation, and waste reduction. An Air Quality /Greenhouse Gas Emissions Analysis is being prepared for the Project and will form the basis of the Air Quality and Greenhouse Gas Chapters of the Project EIR.

Safety Element – The County General Plan Safety Element policies that are relevant to the Project pertain to the following: requiring a geological study of Project site liquefaction, landslides and rock faults; addressing slope and soil instability hazards; addressing fire hazards; addressing wind-related hazards; addressing hazardous materials use; and, addressing disposal of hazardous waste. A Geology/Soils Study is being prepared for the Project and will form the basis of the Geology and Soils Chapter of the Project EIR. In addition, a Phase I Hazards Assessment is being prepared for the Project and will form the basis of the Hazards and Hazardous Materials Chapter of the Project EIR.

Circulation Element – The County General Plan Circulation Element policies that are relevant to the Project pertain to the following: encouraging use of alternative forms of transportation; maintaining established roadway levels of service; requiring traffic studies for development projects; improving roads as made necessary by development entitlements; establishing safe driveway access to commercial and industrial projects; making reasonable accommodations for pedestrians; buffering commercial and industrial parking areas from adjacent residential areas; implementing the Riverside County trail system; and, maintaining environmental consideration related to noise, air quality, protection of biological resources and water quality. A Traffic Impact Analysis is being prepared for the Project and will form the basis of the Traffic Chapter of the Project Environmental Impact Report. In addition, technical studies pertaining to noise, air quality, greenhouse gas emissions, hydrology, and biological resources are being prepared for the Project and will comprise the bases of the related chapters in the Project EIR.

MEAD VALLEY AREA PLAN

Mead Valley Area Plan policies that are relevant to the Project pertain to the following: applying structural setbacks as required in the I-P zoning districts; complying with nighttime lighting restrictions for the Mount Palomar Observatory; maintaining acceptable roadway levels of service; and, improving County of Riverside trails and bikeways. Project consistency with Mead Valley Area Plan policies will be discussed in the Land Use and Planning chapter of the Project EIR.

- A. General Plan Area Plan:** Mead Valley Area Plan (MVAP)
- B. Foundation Component(s):** Community Development (CD)
- C. Land Use Designation(s):** (BP) Business Park
- D. Overlay(s), if any:** The Project site is not in a General Plan Policy Overlay Area
 - 1. **Policy Area(s), if any:** None
- E. Adjacent and Surrounding:**
 - 2. **General Plan Area Plan(s):** Mead Valley Area Plan (MVAP)

3. **Foundation Component(s):** Community Development; Rural Community; Rural
4. **Land Use Designation(s):** Business Park to the east, south east, and north east of the Project site. Rural Community – Very Low Density Residential to the north, west, and south of the Project site. Medium Density Residential to the north east of the Project site. Rural Residential to the southwest of the Project site.
5. **Overlay(s), if any:** None
6. **Policy Area(s), if any:** None

F. Adopted Specific Plan Information

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

G. Existing Zoning: I-P (Industrial Park); M-SC (Manufacturing – Service Commercial)

H. Proposed Zoning, if any: Not applicable

I. Adjacent and Surrounding Zoning: Light Agriculture Zone (A-1) to the north, west, and east of the Project site. Manufacturing – Service Commercial Zone to the east of the Project site. Rural Residential Zone (R-R; one acre minimum lot size) to the west, south, and Rural Residential (R-R-1) to the east of the Project site. Industrial Park Zone (I-P) to the north east of the Project site.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below 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 below.

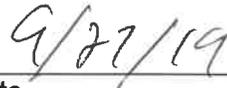
- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Paleontological Resources | <input 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 | |

IV. DETERMINATION

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



Signature



Date



Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Scenic Resources

a) Have a substantial effect upon a scenic highway corridor within which it is located?

NO IMPACT – The Project site is not located on a State-designated scenic highway. The only State-designated scenic highways within Riverside County are California State Route 62 (SR-62), California State Route 74 (SR-74), and California State Route 243 (SR-243). The Riverside County General Plan and Mead Valley Area Plan indicate the nearest designated scenic highway is Interstate 215, approximately one-half mile east of the Project site and separated from the Project site by industrial uses and vacant land. In addition, although as of the composition of this Initial Study there were eight eligible Scenic Highways in Riverside County, none were in view of the Project site. The closest eligible Scenic Highway is State Route 74, near Romoland and the City of Perris, which is approximately 6.0 miles from the Project site. The Project will not be visible from any State Routes or from Interstate 215. Therefore, Project development will have no impact upon a scenic corridor.

Sources: Riverside County General Plan Figure C-8 (“Scenic Highways”); Project Application Materials; Project Viewshed Analysis; Mead Valley Area Plan; dot.ca.gov/design/lap/livability/scenic-highways; Caltrans, “Scenic Highway Guidelines,” (October, 2008)

- 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?**

POTENTIALLY SIGNIFICANT IMPACT – No rock outcroppings, historic buildings or unique/landmark features exist on the Project site. The Project site ground elevation currently varies approximately 24 feet, downward from north to south. The Project site is vacant and appears to be periodically disked for weed abatement. Several trees exist in the southern area of the Project site. Project development will involve construction of a 694,540 square foot logistics/warehouse building with 86 truck loading bays and a perimeter parking lot that can accommodate the proposed 468 trucks and automobiles. Project development will include grading for a 49.5-foot tall, 694,540 square foot structure and perimeter landscaping and walls. Furthermore, the proposed warehouse/logistics building will include extended structural setbacks from the setback distances required by Riverside County zoning. Thereby, Project development would change the visual character of the Project site. In addition, residences bordering the Project site to the south and west currently have an unobstructed view north, northeast, and east toward the San Gorgonio Mountain, Galena Peak, and Little San Gorgonio Peak. Project development will include a 14-foot tall screening barrier and extensive landscaping over 10% of the Project site that will soften views from surrounding uses to the west and south (which are on pads higher than the Project site) toward and beyond the Project site. Although Project Design Features will lessen Project development impact related to degradation of the existing visual character or quality of the site and its surroundings the resultant impact level may be potentially significant. This topic will be discussed in more detail in the Project EIR.

SOURCES: Riverside County General Plan Figure C-8 (“Scenic Highways”); Project Application Materials; Project Viewshed Analysis; Mead Valley Area Plan

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

POTENTIALLY SIGNIFICANT IMPACT – The primary views of the Project site are from surrounding residences to the north, south and west and from Placentia Avenue, Patterson Avenue, and Walnut Street. The Project will include grading to balance on-site and construction of a 49.5-foot tall, 694,540 square foot logistics/warehouse building.

The structure will be set back as follows: 115 feet from structure to property line on the north. 138 feet at the shortest distance from structure to the property line along Patterson Avenue on the west, with varying distances up to 207 feet to the dock bays, 70 feet from structure to property line on the south along Placentia Avenue, 125 feet at the shortest distance from structure to the property line on the east, with varying distances up to 260 feet to the dock bays.

The following are the distances from the proposed structure to the homes that surround the Project site: Approximately 155 feet from the project structure to the closest home to the north. Approximately 220 feet from the project structure to the closest home to the west. Approximately 200 feet from the project structure to the closest home to the south. Approximately 360 feet from the project structure to the closest home to the east.

Existing grades on the Project site range from 1,577 feet above Mean Sea Level in the southwest corner of the site to 1,531 feet above Mean Sea Level in the northeast corner of the site. The primary scenic view from the Project site is toward the northeast, which is toward mountains beyond the City of Perris and is several miles distant. The four single-family residences bordering the Project site to the south and the four single-family residences bordering the Project site to the west are on pads above the existing closest portions of the Project site and currently have views toward the mountains to the northeast. Project development will include a 694,540 square foot structure (49.5 feet in height, 1,098 feet long, and 720 feet at its widest) that will partially impede the long-distance views from those residences. Perimeter and parking lot landscaping, and building setbacks that exceed County requirements will provide a great deal of softening of the potential adverse effect on any scenic vista beyond the project site that nearby residents may have. However, Project development still may result in a significant impact on the existing open space visual character of the 31.55-acre Project site.

This topic will be discussed in more detail in the EIR.

Sources: Riverside County General Plan Figure C-8 (“Scenic Highways”); Project Application Materials; Project Viewshed Analysis; Mead Valley Area Plan

Findings of Fact: Reference above narratives.

Mitigation: If deemed necessary after conducting viewshed analyses, the Project EIR will contain Mitigation Measures pertaining to b) and c) above to lessen any impacts to scenic views and visual character or quality of public views of the Project site and its surroundings.

Monitoring: Monitoring of any recommended Mitigation Measures will be required as specified by the County of Riverside.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

2. Mt. Palomar Observatory

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

LESS THAN SIGNIFICANT IMPACT. The Project site is approximately 40 miles northwest of the Mt. Palomar Observatory, within Zone B (defined as the circular ring area defined by two circles, one forty-five [45] miles in radius centered on Palomar observatory, the other the perimeter of Zone A (the circular area fifteen [15] miles centered on Palomar Observatory. All development projects within Zone B of the Mount Palomar Nighttime Lighting Policy Area are required to comply with Riverside County Ordinance No. 655 requirements. This Ordinance requires use of low-pressure sodium lamps that are shielded and identifies timing restrictions based on the type of lighting source. Project development will use Low Pressure Sodium security, parking lot, and parkway lighting in compliance with Riverside County Ordinance 655 requirements for Zone B structures. The Project also could use Light Emitting Diodes (LED) lighting fixtures rather than Low Pressure Sodium fixtures.

Sources: GIS database, Ord. No. 655 (Regulating Light Pollution); Mead Valley Area Plan

Findings of Fact: Reference above narratives.

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
3. Other Lighting Issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

POTENTIALLY SIGNIFICANT IMPACT – The Project site currently is vacant and contains no sources of lighting. Project development and operation will create new sources of exterior light and glare that would be visible to adjacent residents. The new lighting will be security lighting, interior and exterior building lighting, and light emanating from truck traffic and employee vehicles. Project development and operation will be required to comply with Ordinance 655 (Regulating Light Pollution) provisions that require use of shielded light fixtures and timing restrictions so as not to conflict with Mount Palomar Observatory operations. In addition, Project development will be required to comply with Riverside County No. 915 (Regulating Outdoor Lighting). This Ordinance requires (with certain exceptions) that outdoor lighting must be located, directed, and shielded from spilling onto adjacent properties, including roadways. Parking lot area lighting for the Project will utilize energy-efficient LED shielded fixtures with energy savings control options and occupancy sensing units. In addition, Project development and operation will comply with all County of Riverside requirements and County-imposed Standard Conditions. This subject will be discussed in more detail in the Project EIR.

Project development will include building materials and window treatments that will minimize daytime glare impacts to nearby residences and adjacent roadways. The Project structure will have room and exposure capability for installation of rooftop solar panels, which could result in glare experienced by nearby residences although the panels will not be oriented to spill glare onto adjacent properties. This subject will be discussed in more detail in the Project EIR.

Sources: On-site Inspection; Site Photographs; Project Application Materials; Riverside County Ordinance No. 655; Riverside County Ordinance No. 915; Riverside County General Plan; Mead Valley Area Plan

b) Expose residential property to unacceptable light levels?

POTENTIALLY SIGNIFICANT IMPACT – Project lighting (operational and security) will be confined to the Project site and will comply with requirements of Riverside County

Ordinances Nos. 655 and 915. In addition, Project development will set the proposed logistics/warehouse building back from adjacent residential properties and will include a 14-foot wall along its perimeter that will further shield vehicular light from adjacent residential properties. The County will impose Standard Conditions that will mitigate any light impacts to adjacent residential properties. However, this subject will be discussed in more detail in the Project EIR.

Sources: On-site Inspection; Site Photographs; Project Application Materials; Riverside County Ordinance No. 655; Riverside County Ordinance No. 915; Riverside County General Plan; Mead Valley Area Plan

Findings of Fact: Reference above narratives.

Mitigation: The Project EIR will propose Mitigation Measures that will ensure any impacts related to light or glare would be reduced to, and maintained at, a less than significant level. Project development will include a 14-foot tall perimeter wall. All Project security lighting and parking lot lighting will be confined to the Project site to eliminate spill over onto adjacent properties.

Monitoring: Monitoring will be determined after formulation of Mitigation Measures.

AGRICULTURE AND FOREST RESOURCES – Would the Project

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project; the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

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

4. Agriculture

- 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?**

NO IMPACT – The Project site is within an area the Riverside County General Plan (and Farmland Mapping and Monitoring program of the California Resources Agency) designates as “Farmland of Local Importance.” Agricultural activities took place on the Project site in the distant past. However, the Project site is vacant, unused, has grade differentials of approximately 45 feet, and is surrounded by non-agricultural uses. The Project site is not utilized for farmland purposes and is not zoned for agricultural uses. Therefore, project development will not result in conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use. No impact will result.

This topic will not be addressed further in the Project EIR.

Sources: Project Application Description and Materials; Riverside County General Plan Figure OS-2 (“Agricultural Resources”); GIS database; California State Department of Conservation

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?

NO IMPACT – The Project site is within an area the Riverside County General Plan designates as “Farmland of Local Importance.” Agricultural activities took place on the Project site in the distant past. However, the Project site is vacant, unused, has grade differentials of approximately 45 feet, has the appearance of weed abatement through periodic grading, and is surrounded by non-agricultural (residential and industrial) land uses. However, several properties adjacent to the Project site, which have single-family residences, are agriculturally zoned (A-1-1). The Project site is not utilized for farmland purposes and is not zoned for agricultural uses or subject to a Williamson Act contract. In addition, the Project site is not located within a Riverside County Agricultural Preserve. Therefore, project development and operation will not conflict with existing zoning for agricultural uses, a Williamson Act contract, or a Riverside County Agricultural Preserve. No impact will result.

This topic will not be addressed further in the Project EIR.

Sources: Project Application Description and Materials; Riverside County General Plan Figure OS-2 (“Agricultural Resources”); GIS database; California State Department of Conservation

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm)?

NO IMPACT – Several properties adjacent to the Project site are agriculturally zoned (a-1-1 – Light Agriculture). Those properties also are developed with single-family residences. Project development and operation will not cause development of non-agricultural uses within 300 feet of agriculturally zoned properties. No impact will result.

This topic will not be addressed further in the Project EIR.

Sources: Project Application Description and Materials; Riverside County General Plan Figure OS-2 (“Agricultural Resources”); GIS database; California State Department of Conservation

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?

LESS THAN SIGNIFICANT IMPACT – The Project site is within an area the Riverside County General Plan designates as “Farmland of Local Importance.” Agricultural activities took place on the Project site in the distant past. However, the Project site is vacant, unused, has grade differentials of approximately 45 feet, and is surrounded by non-agricultural uses although several properties currently home to single-family residences are agriculturally zoned (A-1-1). In addition, the Riverside County General Plan and zoning designations (I-P; M-SC) for the Project site indicate

industrial/manufacturing uses, not agricultural use. Thereby, although Project development and operation will convert “Farmland of Local Importance” to logistics/warehouse use, the resultant impact level will be less than significant.

This topic will not be addressed further in the Project EIR.

Sources: Project Application Description and Materials; Riverside County General Plan Figure OS-2 (“Agricultural Resources”); GIS database; California State Department of Conservation

Findings of Fact: Refer to narratives above.

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"/>

5. Forest

a) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Govt. Code Section 51104(g))?

NO IMPACT – The Project site is not zoned for forest land, timberland or timberland production and therefore Project development and operation will not conflict with such zoning/re-zoning. The Project site also does not contain forest land and therefore Project development and operation will not result in loss of such land or conversion of forest land to non-forest use. No agricultural forest uses occur on the Project site and therefore Project development and operation will not conflict with existing zoning for, or cause rezoning of forest land or timberland zoned Timberland Production. This subject will not be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure OS-3 “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”; Project Application Materials

b) Result in the loss of forest land or conversion of forest land to non-forest use?

NO IMPACT – The Project site does not contain forest land and therefore Project development and operation will not result in loss of such land or conversion of forest land to non-forest use. No forest uses occur on the Project site and therefore Project development and operation will not involve conversion of forest land to non-forest use. This subject will not be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure OS-3 “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”; Project Application Materials

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?

NO IMPACT – The Project site does not contain forest land and therefore Project development and operation will not result in loss of such land or conversion of forest land to non-forest use. No forest uses occur on the Project site and therefore Project development and operation will not involve conversion of forest land to non-forest use. This subject will not be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure OS-3 “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”; Project Application Materials

Sources: Riverside County General Plan Figure OS-3 “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”; Project Application Materials

Findings of Fact: Refer to narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

The Project EIR will not address Agriculture and Forestry Resources.

AIR QUALITY – Would the Project

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts				
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) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

POTENTIALLY SIGNIFICANT IMPACT – It is likely Project development and operation will add air pollutants to the Air Basin that already are in non-compliance with State and/or Federal standards. The Project site is located in the South Coast Air Basin, which encompasses an area of approximately 6,745 square miles and includes all of Orange County and portions of Los Angeles, Riverside and San Bernardino Counties. The South Coast Air Basin is bound by the San Gabriel Mountains, San Bernardino Mountains, and San Jacinto Mountains to the north and east, the San Diego County line to the south, and the Pacific Ocean to the west. The South Coast Air Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). An Air Quality Analysis is being prepared for Project development and operation. The Analysis findings will be incorporated into the Project EIR in the Air Quality Section. Thereby, this subject will be addressed in further detail in the Project EIR.

Sources: Project Application Description; Riverside County General Plan; Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Project Air Quality Analysis

- b) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

POTENTIALLY SIGNIFICANT IMPACT – It is likely Project development and operation will add air pollutants to the Air Basin that already are in non-compliance with State and/or Federal standards. Air quality is evaluated in the context of ambient air quality standards published by the United States and State of California. The standards represent levels of air quality considered safe (with an adequate margin of safety) to protect the public health and welfare. The South Coast Air Quality Management District monitors levels of various criteria air pollutants at 30 monitoring stations throughout its 6,745-square mile jurisdiction. A region's air quality is determined to be healthful or unhealthful by comparing contaminant levels in ambient air samples to State and federal standards. The South Coast Air Basin has been one of the most unhealthful air basins in the United States and has experienced unhealthful air quality since World War II. However, regional air pollution control efforts during the past 60 years have reduced criterial pollutant concentrations in the South Coast Air Basin. Furthermore, it is expected that this reduction will continue to improve in the future as governmental regulations become increasingly stringent. An Air Quality Analysis is being prepared for Project development and operation. The Analysis findings will be incorporated into the Project EIR in the Air Quality Section. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Description; Riverside County General Plan; Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook; Project Air Quality Analysis

- c) **Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?**

POTENTIALLY SIGNIFICANT IMPACT – Added truck traffic associated with Project operation and grading operations associated with Project development may expose nearby residents to substantial pollutant concentrations. An Air Quality Analysis is being prepared for Project development and operation. The Analysis findings will be incorporated into the Project EIR Air Quality Section. Thereby, this subject will be addressed in further detail in the Project EIR.

Sources: Project Application Description; Riverside County General Plan; Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook; Project Air Quality Analysis

- d) **Result in other emissions (such as those leading to odors) affecting a substantial number of people?**

POTENTIALLY SIGNIFICANT IMPACT – Project development could produce odors that emanate from grading and construction equipment exhaust, as well as asphalt and architectural coating application. These odors would be temporary, intermittent, occur over a short-term and cease once grading and construction is completed. All Project construction activity would be required to comply with South Coast Air Quality Management District Rule 402, which prohibits discharge of odorous emissions that

create a public nuisance. Project operation would involve warehouse logistics and distribution activities. These activities typically are not associated with objectionable odors. Project-generated trash could potentially be a source of odor, but is required to be stored in covered containers and removed at regular intervals in compliance with County of Riverside requirements. In addition, required compliance with South Coast Air Quality Management District Rule 402 would prohibit discharge of odorous emissions that would create a public nuisance during Project operation. However, Project operation might create objectionable odors affecting a substantial number of people and the resultant level of impact would be less than significant. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Description; Riverside County General Plan; Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Project Air Quality Analysis

Findings of Fact: Reference narrative above.

Mitigation: If deemed necessary after conducting the Project Air Quality Analysis, the Project EIR will contain Mitigation Measures pertaining to a) through d) above to lessen any impacts to air quality that may result from Project development and/or operation.

Monitoring: Monitoring of any recommended Mitigation Measures will be required as specified by the County of Riverside.

BIOLOGICAL RESOURCES – Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Wildlife & Vegetation

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

LESS THAN SIGNIFICANT IMPACT – The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area, which encompasses approximately 1.26 million acres (approximately 1,997 square miles). The MSHCP includes unincorporated and incorporated Riverside County land (excluding

Native American land) west of the crest of the San Jacinto Mountains to the Orange County line. The MSHCP serves as a Habitat Conservation Plan, pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan under the Natural Communities Conservation Plan Act of 1991. The MSHCP allows Wildlife Agencies to grant “take authorization” for otherwise lawful actions that may incidentally take or harm individuals of a species outside of preserve areas in exchange for supporting assembly of a coordinated reserve system. Conservation and management duties, as well as implementation assurances, will be provided by the County of Riverside and other signatory agencies or jurisdictions identified as permittees through a corresponding Implementation Agreement. The Project site is within Cell Group B (Cell #2432) of the MSHCP. This will require compliance with the Habitat Assessment and Negotiation Strategy (HANS) process and Joint Project Review/Regional Conservation Authority (JPR/RCA) review. The Biological Resources Habitat Assessment will address this subject, which will be discussed in further detail in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

- 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)?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – The Project site is vacant, largely covered by grassland, and shows evidence of being graded for weed abatement. It is possible the Project site may support the western burrowing owl, an example of a candidate, sensitive or special status species. A recognized qualified biologist will evaluate the existing biological resources on the Project site and determine whether any sensitive species may be present and whether the Project site may support habitat for any sensitive species. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

- 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. Fish and Wildlife Service?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – The Project site is vacant, largely covered by grassland, and shows evidence of being graded for weed abatement. It is possible the Project site may support the western burrowing owl, an example of a candidate, sensitive or special status species. A recognized qualified biologist will evaluate the existing biological resources on the Project site and determine whether any sensitive species may be present and whether

the Project site may support habitat for any sensitive species. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

- 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?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – The Project site is not an identified link in any wildlife corridor. There is no potential for Project development and operation to interfere with movement of fish or to impede use of a native wildlife nursery site. There appears to be mature trees on site and adjacent to the site that would support nesting birds. Mitigation (clearance surveys) may be required pursuant to Migratory Bird Treaty Act. Therefore, Project development and operation impacts would be less than significant with mitigation incorporated. The Biological Resources Habitat Assessment will address this subject, which will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

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

LESS THAN SIGNIFICANT IMPACT – The Project site does not support any drainages, water courses, vernal pools, or wetland habitat that would be under the jurisdiction of the United States Army Corps of Engineers, California Department of Fish and Wildlife, or the Regional Water Quality Control Board. The Riverside County General Plan and Mead Valley Area Plan do not identify and sensitive natural communities on the Project site. Therefore, Project development and operation would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

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

LESS THAN SIGNIFICANT IMPACT – The Project site does not support any drainages, water courses, vernal pools, or wetland habitat that would be under the jurisdiction of the United States Army Corps of Engineers, California Department of Fish and Wildlife, or the Regional Water Quality Control Board. Therefore, Project development and

operation would not have a substantial adverse effect on State or federally protected wetlands through removal, filling, hydrological interruption or other means. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

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

LESS THAN SIGNIFICANT IMPACT – There are a few mature trees in the southern portion of the Project site. Riverside County Ordinance No. 559 regulates tree removal on lands at elevations of 5,000 feet or more above Mean Sea Level. There is no County Ordinance pertaining to preserving trees in the Mead Valley Area Plan. Therefore, Project development will not conflict with any local policies or ordinances protecting biological resources such as trees. The biological resources/habitat survey will evaluate whether any of the few trees on the Project site are subject to County of Riverside Ordinances. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

Findings of Fact: Refer to narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES – Would the Project

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

8. Historical Resources

a) Alter or destroy a historic site?

NO IMPACT – The project site is vacant. The Riverside County General Plan does not identify any historical resources on the Project site. Therefore, Project development and operation would not alter or destroy a historical resource as defined in Section 15064.5. Furthermore, the “Phase I Cultural Resources Assessment” conducted for the Project indicated Project development would not alter or destroy a historic site.

This subject will not be addressed in the Project EIR.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

NO IMPACT – The project site is vacant. The Riverside County General Plan does not identify any historical resources on the Project site. Therefore, Project development and operation would not alter or destroy a historical resource as defined in Section 15064.5. Furthermore, the “Phase I Cultural Resources Assessment” conducted for the Project indicated Project development would not cause a substantial adverse change in the significance of a historical resource.

This subject will not be addressed in the Project EIR.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

Findings of Fact: Refer to narratives above.

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

9. Archaeological Resources

a) Alter or destroy an archaeological site?

POTENTIALLY SIGNIFICANT IMPACT – Significant archaeological resources are present within Riverside County. Therefore, there is a potential for archaeological resources to be located on/underneath the Project site. Project development may impact archaeological resources. The Cultural Resources Assessment prepared for the Project site revealed that thirty-three (33) archaeological resource studies have been conducted for properties in the Project vicinity and that seventy-three (73) archaeological resources have been recorded within one mile of the Project site. Two previous studies of the Project site failed to identify any cultural resources. However, because numerous prehistoric archaeological sites have been identified in the Project vicinity, the Project site is considered “sensitive for buried cultural resources.”

Therefore, the Project EIR will discuss this topic in greater detail and will indicate what mitigation measures will be appropriate.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

POTENTIALLY SIGNIFICANT IMPACT – Significant archaeological resources are present within Riverside County. Therefore, there is a potential for archaeological resources to be located on/underneath the Project site. As indicated above, Project development may impact archaeological resources.

Therefore, the Project EIR will discuss this topic in greater detail and will indicate what Mitigation Measures will be appropriate.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

- c) **Disturb any human remains, including those interred outside of formal cemeteries?**

POTENTIALLY SIGNIFICANT IMPACT – Riverside County contains tribal lands. Consultation with the Native American community is required, per stipulations in California Senate Bill 18. The County of Riverside staff conducts this consultation. If human remains are encountered during Project development, California State Health and Safety Code Section 7050.5 requirements will become effective. If the remains are determined to be prehistoric, the Riverside County Coroner will notify the Native American Heritage Commission for disposition. A Sacred Lands File search with the Native American Heritage Commission has been initiated, as has the required Consultation with interested Native American tribal groups. This process is ongoing. However, the Sacred Lands File search did not reveal any traditional cultural places within the Project site.

The Project EIR will discuss this topic in greater detail and will indicate what Mitigation Measures will be appropriate.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

Findings of Fact: Refer to narratives above.

Mitigation: Mitigation will be in the form of Conditions of Approval the County places on the Plot Plan application.

Monitoring: Mitigation Monitoring will be determined as a result of findings and recommendations indicated in the Project Cultural Resources Assessment and the recommendations resulting from tribal consultation(s).

ENERGY – Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Energy Impacts

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

POTENTIALLY SIGNIFICANT IMPACT – Federal and State agencies regulate energy use and consumption. The United States Department of Transportation, United States Department of Energy, and United States Environmental Protection Agency are three federal agencies that exercise great influence over energy policies and programs. The California Public Utilities Commission and the California Energy Commission are two State agencies that have authority over different aspects of energy. The County of Riverside “Climate Action Plan” also discusses the connections that building development, electricity provision, natural gas combustion, water supply provision, wastewater treatment, solid waste management, landscaping, wood burning, aviation, agriculture and on-road vehicles have with energy use. A qualified consultant will conduct an Energy Assessment for the Project. Assessment findings and recommendations will contribute to analysis of this subject in the Project EIR.

Sources: Riverside County General Plan; Riverside County Climate Action Plan; Project Application Materials

- b) **Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?**

POTENTIALLY SIGNIFICANT IMPACT – Federal and State agencies regulate energy use and consumption. The United States Department of Transportation, United States Department of Energy, and United States Environmental Protection Agency are three federal agencies that exercise great influence over energy policies and programs. The California Public Utilities Commission and the California Energy Commission are two State agencies that have authority over different aspects of energy. The County of Riverside “Climate Action Plan” also discusses the connections that building development, electricity provision, natural gas combustion, water supply provision, wastewater treatment, solid waste management, landscaping, wood burning, aviation,

agriculture and on-road vehicles have with energy use. Project development and operation will comply with all appropriate federal, State and County of Riverside regulations pertaining to renewable energy and energy efficiency. A qualified consultant will conduct an Energy Assessment for the Project. Assessment findings and recommendations will contribute to analysis of this subject in the Project EIR.

Sources: Riverside County General Plan; Riverside County Climate Action Plan; Project Application Materials

Findings of Fact: Refer to narratives above.

Mitigation: Mitigation will be stipulated as a result of the findings and content of the Energy Assessment to be conducted for the Project.

Monitoring: Mitigation Monitoring will be stipulated as a result of the findings and content of the Energy Assessment to be conducted for the Project.

GEOLOGY AND SOILS – Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>GEOLOGY AND SOILS</u> Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

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

a) **Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**

LESS THAN SIGNIFICANT IMPACT –The Project site is not located within a currently established State of California Alquist-Priolo Earthquake Fault Zone or a Riverside County Fault Hazard Zone for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. The Geotechnical Investigation conducted for the Project site indicates there are 25 “known active faults . . . within a search radius of 50 miles from the property.” The nearest known active fault is the Glen Ivy segment of the Elsinore fault, which is approximately 11 miles west of the Project site. This fault segment is the dominant source of any potential ground motion. Furthermore, earthquakes that might occur on these fault zones or other faults within southern California and northern Baja California may potentially generate significant ground motion at the Project site. The

Geotechnical Investigation prepared for the Project indicates “the potential for ground rupture is considered to be very low due to the absence of active or potentially active faults” at the Project site.

A list of known active faults within 50 miles of the Project site will be included in the Project EIR, as will a list of historic earthquake events with respect to the Project site.

Sources: Riverside County General Plan Figure S-2 (“Earthquake Fault Study Zones”); GIS database, Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narrative above.

Mitigation: Although no Mitigation is required, the building structure and improvements proposed should be designed using a Site Class C, as prescribed in the California Building Code.

Monitoring: No monitoring is required. The County of Riverside Building Department will conduct plan checks and field verifications of the Project building.

12. Liquefaction Potential Zone

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Be subject to seismic-related ground failure, including liquefaction?

LESS THAN SIGNIFICANT IMPACT – The Mead Valley Area Plan (Figure 13) indicates the Project site is located in an area of “Low” liquefaction susceptibility. Liquefaction typically occurs when a property is located in a zone with seismic activity, on-site soils are cohesionless or silt/clay with low plasticity, groundwater is encountered within 50 feet of the surface, and soil has a relative density of less than approximately 70 percent. If these criteria are met, a seismic event could result in a rapid pore water pressure increase from the earthquake-generated ground accelerations. Due to the lack of a permanent, near-surface groundwater table, and the dense to very dense nature of the old alluvial fan deposits on the Project site, liquefaction potential for the Project site, according to the Geotechnical Investigation conducted for the Project site, “is negligible and not a design consideration.”

This topic will not be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure S-3 (“Generalized Liquefaction”; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019); Mead Valley Area Plan

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

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

a) Be subject to strong ground shaking?

LESS THAN SIGNIFICANT IMPACT – The nearest known active fault is the Glen Ivy segment of the Elsinore fault, which is approximately 11 miles west of the Project site. This fault segment is the dominant source of any potential ground motion. Furthermore, earthquakes that might occur on these fault zones or other faults within southern California and northern Baja California may potentially generate significant ground motion at the Project site. This topic will be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure S-3 (“Generalized Liquefaction”; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019); Mead Valley Area Plan

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

- 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?**

LESS THAN SIGNIFICANT IMPACT – There are no landslides mapped on, or near, the Project site. The Geological Investigation for the Project site states that “due to the relatively level topography of the site, we opine that landslides are not present at the property or at a location that could impact the subject site.” In addition, rock falls are not a design hazard or consideration due to the absence of natural bedrock slopes above and adjacent to the Project site.

This topic will not be discussed further in the Project EIR.

Sources: Riverside County General Plan Figure S-5 (“Regions Underlain by Step Slope”); Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019); Mead Valley Area Plan

Findings of Fact: Refer to narrative above.

Mitigation: Although no mitigation is required, the Geological Investigation indicates that recommendations contained in the “Grading” section of the Investigation should be followed.

Monitoring: The Riverside County Public Works Department will be responsible for ensuring the Geological Investigation recommendations are implemented.

15. Ground Subsidence

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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?**

LESS THAN SIGNIFICANT IMPACT – “Hydrocompression” is the tendency of unsaturated soil structure to collapse upon wetting resulting in the overall settlement of the affected soil and overlying foundations or improvements supported thereon.” Normally, potentially compressible soils underlying a property are removed and recompacted during remedial site grading. If compressible soil is left in place, a potential for settlement due to hydrocompression of the soil exists. The Geological Investigation conducted for the Project site tested soils on the Project site for hydrocompression and exhibited a collapse potential of 1.1-1.7 percent when loaded to expected post-graded pressures. Thereby, the Geological Investigation indicates “the test results indicate that the soils are classified as having a ‘slight’ (0.1 to 2.0 percent) degree of specimen collapse.” This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan Figure S-7 (“Documented Subsidence Areas Map”); Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

NO IMPACT – Seiches are caused by movement of an inland body of water due to the movement from seismic forces. The Project site is 3.8 miles southwest of Lake Perris. Therefore, a seiche event is very unlikely. In the event of a seiche, water is anticipated to be confined to the young alluvial valley channel east of Interstate 215. In addition, there is no risk of the Project site being affected by a tsunami because the Project site is approximately 36 miles from the Pacific Ocean and is at an elevation exceeding 1,500 feet above Mean Sea Level. This subject will be addressed in further detail in the Project EIR.

Sources: On-site inspection; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Change topography or ground surface relief features?

LESS THAN SIGNIFICANT IMPACT – Ground elevations on the Project site vary up to approximately 45 feet from north to south. Project grading for the proposed 669,630 square foot logistics/warehouse building and associated infrastructure and parking will involve 16-foot cuts and 15-foot fills to achieve finished grades and to achieve on-site balance. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County 800-Scale Slope Maps; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

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

LESS THAN SIGNIFICANT IMPACT – Project development will involve a cut slope with varying heights of approximately 5-24 feet and inclined at 2:1 (horizontal:vertical) along Patterson Avenue along the western boundary of the property. The Geological Investigation for the Project site indicates “in general, permanent, cut slopes and graded fill slopes constructed with on-site soils inclined no steeper than 2:1 (h:v) with vertical heights of 30 feet or less will possess Factors of Safety of 1.5 or greater under static loading, 1.1 or greater under pseudo-static loading, and 1.5 or greater for surficial stability.” This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County 800-Scale Slope Maps; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

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

NO IMPACT – No grading associated with Project development will affect subsurface sewage disposal systems. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County 800-Scale Slope Maps; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narratives above.

Mitigation: Although no mitigation is required, the Geological Investigation indicates that recommendations contained in the “Grading” section of the Investigation should be followed.

Monitoring: The Riverside County Public Works Department will be responsible for ensuring the Geological Investigation recommendations are implemented.

18. Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. 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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative 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"/>

a) Result in substantial soil erosion or the loss of topsoil?

LESS THAN SIGNIFICANT IMPACT – Much of the Project site is covered with grassland. The Project site is blanketed by topsoil and underlain by very old alluvium and granitic bedrock. Although the majority of soils on-site consist of silty and clayey sands, some granular material having little or no cohesion and subject to caving un-shored excavations could be expected on-site. Project development will remove the grassland and the few trees on the property. This would result in short-term erosion impacts due to increasing the rate of water runoff and concomitant susceptibility to erosion. Standard County of Riverside requirements (e.g. Ordinance

745.1) as well as the requirements of the Riverside County National Pollutant Discharge Elimination System Municipal Stormwater Permit will ensure decreasing the degree of Project impact. In addition, Best Management Practices for the Project will minimize soil erosion and loss of topsoil resulting from Project development activities. This subject will be addressed in further detail in the Project EIR.

Sources: United States Department of Agriculture Soil Conservation Service Soil Surveys; On-site inspection; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placential Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

- b) **Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?**

LESS THAN SIGNIFICANT IMPACT – The Geological Investigation concludes that laboratory tests indicate site soils are non-expansive and have a “very low” expansion potential and recommends that “if medium to highly expansive soils are encountered at the site, they should be exported from the site or selectively graded and placed in the deeper fill areas to allow for the placement of low expansion material at the finish pad grade. This subject will be addressed in further detail in the Project EIR.

Sources: United States Department of Agriculture Soil Conservation Service Soil Surveys; On-site inspection; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placential Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

- 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?**

NO IMPACT – Project development and operation will connect to the existing Eastern Municipal Water District sewer system for disposal of waste water. This subject will be addressed in further detail in the Project EIR.

Sources: United States Department of Agriculture Soil Conservation Service Soil Surveys; On-site inspection; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placential Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

POTENTIALLY SIGNIFICANT IMPACT – The Riverside County General Plan indicates that wind and wind-blown sand are an environmentally limiting factor throughout much of Riverside County. Approximately 20 percent of the land area of Riverside County is vulnerable to “high” and “very high” wind erosion susceptibility. However, the Project site is located in a “moderate” wind erodibility zone. Project development activities will involve removal of vegetative cover on the Project site, temporarily expose on-site soils, and thereby increase erosion and blowsand emanating from moderate winds, potentially affecting adjacent residential properties. This impact would be a short-term Potentially Significant Impact. However, Project design as well as County of Riverside regulations would reduce this impact to a less than significant level. This subject will be addressed in detail in the Project EIR.

Sources: Riverside County General Plan Figure S-8 (“Wind Erosion Susceptibility Map”); Riverside County Board of Supervisors Ordinance No. 460, Article XV & Ordinance No. 484

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS – Would the project

20. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

POTENTIALLY SIGNIFICANT IMPACT – Greenhouse gases have varying global warming potential. Carbon dioxide, methane and Nitrous Oxide emissions are the primary contributors to global climate change (the change in average meteorological conditions on Earth with respect to temperature, precipitation and storms). The EIR narrative will be based on the Air Quality/Greenhouse Gas Emissions Analysis prepared for the Project.

The California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006, which focuses on reducing greenhouse gas emissions (GHG) in California to 1990 levels by the year 2020. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Air Resources Board (ARB), the California Environmental Protection Agency, the U.S. Environmental Protection Agency (EPA), or other appropriate governmental organizations have not yet developed guidelines or thresholds for a CEQA assessment on climate change or greenhouse gases. Nevertheless, in absence of published CEQA thresholds, this analysis contains discussions that determine the potential impact of the Project's greenhouse gases to conflict with the intent of AB 32.

Climate change is a change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature. In California, climate change may result in consequences such as loss of snow-pack, increased risk of large wildfires, and reductions in the quality and quantity of certain agricultural products. The ARB approved a Climate Change Scoping Plan (Scoping Plan) in 2017. The Scoping Plan “proposes a comprehensive set of actions designed to reduce overall greenhouse gas emission in California, improve our environment, reduce our dependence on oil, diversity our energy sources, save energy, create new jobs, and enhance public health.” The Scoping Plan outlines the State’s strategy to achieve the 2020 greenhouse gas emissions limit.

An Air Quality/Greenhouse Gas Analysis for the Project will be prepared. The Analysis findings and recommendations will comprise the assessment of this subject in the Project EIR.

Sources: Riverside County General Plan; Riverside County Climate Action Plan; Project Application Materials; California Air Resources Board, “California’s 2017 Climate Change Scoping Plan – The Strategy for Achieving California’s 2030 Greenhouse Gas Target,” (November, 2017)

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

POTENTIALLY SIGNIFICANT IMPACT – The County of Riverside has adopted a Climate Action Plan focused on energy efficiency and concomitant reduction of greenhouse gas emissions. Project development and operation resultant conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gases will be analyzed in the Air Quality/Greenhouse Gas Emissions Analysis and will be discussed in the EIR because the resultant impact of such may be potentially significant.

An Air Quality/Greenhouse Gas Analysis for the Project will be prepared. The Analysis findings and recommendations will comprise the assessment of this subject in the Project EIR.

Sources: Riverside County General Plan; Riverside County Climate Action Plan; Project Application Materials; California Air Resources Board, “California’s 2017 Climate Change Scoping Plan – The Strategy for Achieving California’s 2030 Greenhouse Gas Target,” (November, 2017)

Findings of Fact: Reference narratives above.

Mitigation: Mitigation will be predicated upon findings and recommendations in the Air Quality/Greenhouse Gas Emissions Analysis.

Monitoring: Mitigation Monitoring will be predicated upon findings and recommendations in the Air Quality/Greenhouse Gas Emissions Analysis.

HAZARDS AND HAZARDOUS MATERIALS – Would the project

21. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 (1/4) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?

LESS THAN SIGNIFICANT IMPACT – The Project site is vacant, covered by grassland and shows some evidence of grading/disking for weed abatement. The Project involves grading and construction of a 694,540 square foot logistics/warehouse building, surface parking and perimeter and project site landscaping. Project development could involve some routine transport, use, or disposal of hazardous materials during demolition and subsequent construction of the proposed new medical building and surface parking lot. In addition, Project operation could involve some transport of small amounts of hazardous medical waste. However, compliance with all local, State, and federal regulations will ensure impacts related to project development and operation creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials will remain less than significant. A Phase I Hazards Assessment will be conducted for the Project site. This subject will be addressed in detail in the Project EIR.

Sources: Project Application Materials

- 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?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – The Project involves grading and construction of a 694,540 square foot logistics/warehouse building, surface parking and perimeter and project site landscaping. Although small amounts of hazardous materials may be used during Project development/construction, long-term operation of the proposed new logistics/warehouse building and surface parking lot is not expected to employ use of hazardous materials in significant quantities and concentrations to pose a significant hazard to the public or the environment. Specific tenants are unknown at this time but will be required to comply with all federal, State and County of Riverside requirements related to hazardous materials use, storage, transport and disposal. Thereby, resultant environmental impacts would be less than significant. Therefore, Project development and operation impacts related to creation of 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 would be less than significant with mitigation imposed. This subject will be discussed in detail in the Project EIR.

Sources: Project Application Materials

- c) **Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?**

LESS THAN SIGNIFICANT IMPACT – Project design includes vehicular and emergency vehicle access from Placentia Avenue and from a driveway at the northwest corner of the Project site. Project-generated truck traffic will be accommodated safely through improvements to adjacent roadways to be conducted by the Project Applicant. In addition, compliance with Orange County Fire Authority codes, regulations, and conditions and with City emergency evacuation plans will ensure project development and operation will not physically interfere with or impair an adopted emergency response plan or emergency evacuation plan. The result level of impact will be less than significant. This subject will be discussed in detail in the Project EIR.

Sources: Project Application Materials

- d) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?**

NO IMPACT – The Project site is vacant. There is evidence of graded soil on the Project site in that the site in the past was used for agricultural purposes. The schools nearest the Project site are Val Verde Elementary School (approximately 1 mile to the southeast) and Val Verde High School and Regional Learning Center (approximately 1 mile to the northeast). It is not anticipated that truck traffic to/from the Project site will handle acutely hazardous materials, substances or waste will

proceed within one-fourth mile of these schools, both of which are east of Interstate 215. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Materials

- 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?**

POTENTIALLY SIGNIFICANT IMPACT – Although the Project site is vacant, the Project site was home to agricultural operations in the past. Therefore, there is a potential that agricultural-related pesticides and chemicals were used and disposed on the Project site. Residences, schools, daycare centers, playgrounds, athletic facilities, long-term facilities and medical facilities are considered sensitive receptor land uses. The Project site is located adjacent to residential land uses. However, it is not anticipated the Project site is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5. These topics will be addressed in detail in the Project EIR, based on the Phase I Hazards Assessment prepared for the Project.

Sources: Project Application Materials

Findings of Fact: Reference narratives above.

Mitigation: Mitigation of any identified impacts will be based on findings and recommendations in the Project Phase I Hazards Assessment.

Monitoring: Monitoring of any identified impacts will be based on findings and recommendations in the Project Phase I Hazards Assessment.

22. Airports

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in an inconsistency with an Airport Master Plan?

NO IMPACT – March Air Reserve Base is located approximately 3 ½ miles north of the Project site. The Project site is located within Policy 100 Influence Area and is located within March Air Reserve Base Safety Compatibility Zone C2. The Land Use Compatibility Plan for the Air Base indicates the maximum number of persons per acre should not exceed an average of 20 or a maximum of 500 on any given acre. And specifies certain review, notification and disclosure requirements for new land uses within Compatibility Zone C2. The estimated employment of the Project is 1,200, which would equate to approximately 40 employees per acre over the 31.55-acre Project site. The Project will be comprised of a logistics/warehouse building with some small administrative offices. These are not considered noise-sensitive land uses. Thereby, Project development and operation will not be inconsistent with the March Reserve Air Base Master Plan. This subject will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”); Riverside County General Plan Program EIR; GIS database; Mead Valley Area Plan

b) Require review by the Airport Land Use Commission?

LESS THAN SIGNIFICANT IMPACT – The Project application will be referred to the Airport Land Use Commission for its review and comment. The Commission’s comments will be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”); Riverside County General Plan Program EIR; GIS database; Mead Valley Area Plan

- c) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

LESS THAN SIGNIFICANT IMPACT – March Air Reserve Base is located approximately 3 ½ miles north of the Project site. The Project site is located within Policy 100 Influence Area and is located within March Air Reserve Base Safety Compatibility Zone C2. The Riverside County Airport Land Use Commission will review the Project application and issue comments, which will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”); Riverside County General Plan Program EIR; GIS database; Mead Valley Area Plan

- 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?**

NO IMPACT – The Project site is not located within the vicinity of a private airstrip or heliport. Therefore, Project development and operation will not result in a safety hazard for people residing or working in the Project area. This topic will not be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”); Riverside County General Plan Program EIR; GIS database; Mead Valley Area Plan

Findings of Fact: Reference narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY – Would the project

23. Water Quality Impacts

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

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

POTENTIALLY SIGNIFICANT IMPACT – Project development will convert natural drainage surfaces on the Project site to impervious surfaces. Project grading will alter surface elevations on the Project site, which will alter existing drainage patterns on the Project site. The rate and volume of stormwater runoff on the Project site will be increased due to the impervious surfaces and landscaping as parts of the Project. This could result in off-site erosion downstream although on-site erosion would be lessened. Project development and operation will be required to comply with Regional Water Quality Control Board regulations. The Hydrology/Water Quality Analysis for the Project

will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Increase in impervious surfaces that are part of Project development could reduce the amount of water reaching underground aquifers. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Project development will convert natural drainage surfaces on the Project site to impervious surfaces. Project grading will alter surface elevations on the Project site, which will alter existing drainage patterns on the Project site. The rate and volume of stormwater runoff on the Project site will be increased due to the impervious surfaces and landscaping as parts of the Project. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- d) **Result in substantial erosion or siltation on-site or off-site?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – On-site erosion will be lessened as a result of Project development due to the increase in impervious surfaces. Off-site erosion could be increased. However, compliance with County of Riverside regulations and Standard Conditions will ensure any impact will be reduced to a less than significant level. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- e) **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Project development will convert natural drainage surfaces on the Project site to impervious surfaces. Project grading will alter surface elevations on the Project site, which will alter existing drainage patterns on the Project site. The rate and volume of stormwater runoff on the Project site will be increased due to the impervious surfaces and landscaping as parts of the Project. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- f) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Project development will contribute runoff water into stormwater drainage systems. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- g) **Impede or redirect flood flows?**

NO IMPACT – The Project site is located within the Santa Ana River watershed. The water shed drains a 2,650 square mile area and is the main surface flow water body within the region. The Santa Ana River rises in Santa Ana Canyon in southern San Bernardino Mountains and runs southwesterly across San Bernardino, Riverside and Orange Counties before discharging into the Pacific Ocean at the City of Huntington Beach. The Project site is not located in a flood zone. This subject will be discussed in more detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General

Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?**

NO IMPACT – Seiches are caused by movement of an inland body of water due to the movement from seismic forces. The Project site is 3.8 miles southwest of Lake Perris. Therefore, a seiche event is very unlikely. In the event of a seiche, water is anticipated to be confined to the young alluvial valley channel east of Interstate 215. In addition, there is no risk of the Project site being affected by a tsunami because the Project site is approximately 36 miles from the Pacific Ocean and is at an elevation exceeding 1,500 feet above Mean Sea Level. The Project site is not identified in the Riverside County General Plan as being in a Flood Hazard area or a dam failure inundation zone. This subject will be discussed in more detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

LESS THAN SIGNIFICANT IMPACT – The California Porter-Cologne Water Quality Control Act and the Federal Water Pollution Control Act Amendment of 1972 (i.e. the Clean Water Act) require that comprehensive water quality control plans be developed for all waters within California. The Project site is located within the jurisdiction of the San Ana Regional Water Quality Control Board, which has produced the Santa Ana River Basin Water Quality Control Plan for the Santa Ana River Watershed. The Project will be required to prepare Storm Water Pollution Prevention Plans for Project operational activities and to implement a long-term water quality sampling and monitoring program or receive an exemption. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

Findings of Fact: Reference narratives above.

Mitigation: Mitigation will be determined based on the findings and recommendations in the Hydrology/Water Quality Analysis to be prepared for the Project.

Monitoring: Monitoring will be determined based on the recommended Mitigation in the Hydrology/Water Quality Analysis to be prepared for the Project.

LAND USE/PLANNING – Would the project

24. Land Use

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

LESS THAN SIGNIFICANT IMPACT – The Riverside County General Plan land use designation for the Project site is Business Park; the County Zoning for the Project site is I-P (Industrial Park) and M-SC (Manufacturing-Service Commercial). The Mead Valley Area Plan designates the Project site as Business Park. The proposed logistics/warehouse use is an allowed use within these General Plan, Zoning Code, and Mead Valley Area Plan land use designations. That is, the proposed use is one of the uses contemplated for this 31.55-acre property. The Project is consistent with the assigned General Plan land use designation and with the assigned zoning designation. In addition, Project development and operation will respect all County of Riverside development standards and regulations and will include all feasible mitigation of any identified environmental impacts. The Project EIR will contain an analysis of Project consistency with County of Riverside General Plan policies and with Mead Valley Area Plan policies.

Sources: Riverside County General Plan; Riverside County General Plan Program EIR; GIS database; Project Application Materials; Mead Valley Area Plan; Riverside County Zoning Ordinance

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

LESS THAN SIGNIFICANT IMPACT – The Project site is located on a 31.55-acre property with a Riverside County General Plan land use designation of Business Park and is zoned for Industrial and business park uses. The Project site has been contemplated for industrial/business park uses for some time. The property bordering the Project site to the east is zoned for industrial uses and contains an industrial business. Surrounding properties to the north, west and south are residentially-zoned,

but have land that is vacant. However, only 12 single-family residences border the Project site to the north, south and west. Project development as proposed thereby would not divide the physical arrangement of the low-density residential community.

This topic will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Riverside County General Plan Program EIR; GIS database; Project Application Materials; Mead Valley Area Plan; Riverside County Zoning Ordinance

Findings of Fact: Reference narratives above.

Mitigation: No Mitigation is required.

Monitoring: No Mitigation is required.

MINERAL RESOURCES – Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

NO IMPACT – The Project site is not home to a known mineral resource nor is zoned for any mineral resource extraction. The closest mineral resource site is the First Industrial Realty Trust Day Street Site, approximately 1 mile west of the Project site, which is designated MRZ-2. In the past, the Project site was used for agricultural purposes. Project development will not occur on a mineral resource site and therefore not directly result in loss of availability of a mineral resources site. All developments, such as the Project, require use of various construction materials that may be sourced from local quarries. However, Project development would not result in the loss of availability of a known mineral resource that would be of value to the region or to residents of the State of California.

This topic will not be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure OS-6 (“Mineral Resources Area”); California Resources Agency, Department of Conservation California Geological Survey, “Special Report 212/Revised: Revised Mineral Land Classification of the First Industrial Realty Trust Day Street Site, Riverside County, California – for Portland Cement Concrete-Grade Aggregate,” (2009); Riverside County Zoning Ordinance

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

NO IMPACT –The closest mineral resource site is the First Industrial Realty Trust Day Street Site, approximately 1 mile west of the Project site, which is designated MRZ-2. The MRZ-2 Resource Zone signifies an area where adequate information indicates that significant mineral resources are present, or where it is judged that a high likelihood for their presence exists. Land in this Zone is of prime importance because it contains

known economic mineral deposits. The Project site is not home to mineral resources. Although all developments such as the Project require use of various construction materials that may be sourced from local quarries, Project development will not result in the loss of availability of a locally-important mineral resource recovery site delineated on the Riverside County General Plan or the Mead Valley Area Plan.

This topic will not be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure OS-6 (“Mineral Resources Area”); California Resources Agency, Department of Conservation California Geological Survey, “Special Report 212/Revised: Revised Mineral Land Classification of the First Industrial Realty Trust Day Street Site, Riverside County, California – for Portland Cement Concrete-Grade Aggregate,” (2009); Riverside County Zoning Ordinance

- c) **Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?**

NO IMPACT – There are no proposed, existing or abandoned quarries or mines on the Project site. Therefore, Project development has no potential to expose people or property to hazards from proposed, existing or abandoned quarries or mines.

This topic will not be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure OS-6 (“Mineral Resources Area”); California Resources Agency, Department of Conservation California Geological Survey, “Special Report 212/Revised: Revised Mineral Land Classification of the First Industrial Realty Trust Day Street Site, Riverside County, California – for Portland Cement Concrete-Grade Aggregate,” (2009); Riverside County Zoning Ordinance

Findings of Fact: Reference narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE – Would the project

26. Airport Noise

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

- a) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?**

LESS THAN SIGNIFICANT IMPACT – The Project site is located approximately 3 miles south of March Air Reserve Base, which the Riverside County General Plan Safety Element designates a “Military/Civilian Facility,” and approximately 4 miles northwesterly of Perris Valley Airport, a General Plan-identified “Public Use General Aviation Airport” within the City of Perris. The Project site is not within the jurisdiction of the March Joint Powers Authority although the site is within March Air Reserve Base Airport Compatibility Zone C2. Project employees and visitors will be exposed to noise emanating from user of the March Reserve Base Airport, but the exposure noise levels will not be excessive. The Noise Study prepared for the Project will discuss this subject, which will be assessed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”), County of Riverside Airport Facilities Map; Mead Valley Are Plan

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

NO IMPACT – The Project site is not located within the vicinity of a private airstrip. Therefore, Project development and operation would not expose people working in the Project area to excessive noise levels. This topic will not be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”), County of Riverside Airport Facilities Map; Mead Valley Are Plan

Findings of Fact: Reference narratives above
Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

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

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

POTENTIALLY SIGNIFICANT IMPACT – Construction activities would result in temporary increases in ambient noise levels. Based on their proximity to the project site, the residential land uses near the project site to the north, south and west are the sensitive receptors of most concern as they relate to project construction noise. Construction activities will be performed in accordance with the County’s Municipal Code noise regulations, including County Ordinance 847 (Regulating Noise in Riverside County). Adherence to the City’s Municipal Code would reduce the project’s potential temporary noise impact to less than significant levels. However, project development may cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Furthermore, Project operation will involve addition of significant numbers of delivery and service truck traffic to/from the Project site. This also will increase ambient noise levels on the Project site and in the Project area. Temporary and permanent increases in ambient noise levels will be evaluated in the project noise study and discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

LESS THAN SIGNIFICANT IMPACT – The proposed project involves grading operations and construction of a 694,630 square foot logistics/warehouse building, surface parking and perimeter and project site landscaping. Construction activities can produce minor vibrations that may be felt by adjacent uses to the Project site. During the project’s operational phase, it is not expected that employee, truck traffic or delivery vehicles would cause perceptible levels of vibration noise levels to nearby land uses.

Thereby, project development and operation would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. However, any potential related impacts will be addressed in the project Noise Study and discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact: Refer to narratives above.

Mitigation: Mitigation will be determined based on the findings and recommendations in the Noise Study to be prepared for the Project.

Monitoring: Monitoring will be determined based on the recommended Mitigation in the Noise Study to be prepared for the Project.

PALEONTOLOGICAL RESOURCES – Would the project

28. Paleontological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

POTENTIALLY SIGNIFICANT IMPACT – The “Paleontological Resource Assessment and Impact Mitigation Program” prepared for the Project indicates the parcel report from Riverside County classifies the geological unit underlying the Project site as having a High (B) sensitivity for paleontological resources “indicating that fossils could occur at or below a depth of four feet.” In addition, the parcel report indicates “that after a comprehensive review of the literature, a record search, and a field survey, it may be determined that the geological unit for this area has a LOW (L) potential for paleontological resources.”

This topic will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure OS-8 (“Paleontological Sensitivity”); Paleontological Resource Impact Mitigation Program Report; Mead Valley Area Plan; BCR Consulting, “Paleontological Resource Assessment and Impact Mitigation Program for the Barker Logistics (APN 317-240-001-8) Project in Perris, Riverside County, California,” (March 28, 2019)

Findings of Fact: Reference narratives above.

Mitigation: Mitigation will be determined based on findings and recommendations in the Paleontological Resource Assessment and Impact Mitigation Program.

Monitoring: Monitoring will be determined based on findings and recommendations in the Paleontological Resource Assessment and Impact Mitigation Program.

POPULATION AND HOUSING – Would the project

29. Housing

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

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

NO IMPACT – The Project site is vacant. Therefore, Project development and operation would not result in displacing any people or housing. This subject will not be discussed further in the Project EIR.

Sources: Project Application Materials; GIS database; Riverside County General Plan Housing Element and Land Use Element; Riverside County General Plan Program EIR; State of California, Employment Development Department, Labor Market Information Division, “Riverside-San Bernardino-Ontario Metropolitan Statistical Area,” (January 18, 2019)

b) Create a demand for additional housing, particularly housing affordable to households earning 80% of less of the County's median income?

LESS THAN SIGNIFICANT IMPACT – Total non-farm employment in Riverside County in December, 2018 was estimated to be 1,528,800. Of this number, approximately

99,900 jobs (an increase of 1.6% over the previous 12 months) were in the Manufacturing sector and 131,300 (an increase of 4.8% over the previous 12 months) were in the Transportation and Warehousing sector. The combined Manufacturing and Transportation/Warehousing sectors thereby accounted for 15.2% of the total jobs in Riverside County in December, 2018. Project development will provide temporary construction employment for approximately persons. Project operation will provide employment opportunities for approximately 700 persons within and aligned to the logistics/warehouse business. Additional adjunct jobs for truck drivers, mechanics and maintenance personnel will be created as well. It can be anticipated that a portion of the new jobs will be filled by residents of nearby unincorporated areas and residents of nearby cities. However, the impact on housing demand in the area will not be substantial such that additional affordable or market rate housing would be required.

This topic will be discussed further in the Project EIR.

Sources: Project Application Materials; GIS database; Riverside County General Plan Housing Element and Land Use Element; Riverside County General Plan Program EIR; State of California, Employment Development Department, Labor Market Information Division, “Riverside-San Bernardino-Ontario Metropolitan Statistical Area,” (January 18, 2019)

- c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

LESS THAN SIGNIFICANT IMPACT – The Project involves development and operation of a new logistics/warehouse business on what currently is vacant land. The land use proposed is consistent with the Industrial designation assigned the Project site in the Riverside County General Plan and thereby has been assumed in Riverside County’s population/employment projections. This subject will not be discussed further in the Project EIR.

Sources: Project Application Materials; GIS database; Riverside County General Plan Housing Element and Land Use Element; Riverside County General Plan Program EIR; State of California, Employment Development Department, Labor Market Information Division, “Riverside-San Bernardino-Ontario Metropolitan Statistical Area,” (January 18, 2019)

Findings of Fact: Reference narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

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

30. Fire Services

LESS THAN SIGNIFICANT IMPACT – As with the surrounding areas and uses (that include residential and industrial) in unincorporated Riverside County, the Riverside County Fire Department will provide fire protection and emergency services to the Project. Project development and operation may result in an increased demand for fire protection but will comply with all fire safety code and design requirements of the Fire Department and the County of Riverside. The following three fire stations are closest to the Project site: Riverside County Fire Department Station 59 (2.1 miles west of the Project site); Riverside County Fire Department Station 90 (1.84 miles east of the Project site); and, CAL Fire Riverside unit Headquarters (2.9 miles southeast of the Project site). The Project development and operation degree of impact resulting in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 fire protection will be less than significant. However, this subject will be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan Safety Element; Project Application Materials

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LESS THAN SIGNIFICANT IMPACT – The Riverside County Sheriff’s Department operates a station 3 miles southeast of the Project site. Primary law enforcement services will be provided by personnel headquartered at this station as well as personnel headquartered at other stations in the vicinity of the Project site. Project development will not cause a need for new law enforcement facilities to be constructed. However, this subject will be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan; General Plan Safety Element; Project Application Materials

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NO IMPACT – The schools nearest the Project site are the Val Verde Elementary School (at the northwest corner of the Indian Avenue/Water Avenue intersection) approximately 1.2 miles southeasterly of the Project site, and Val Verde High School (at the northeasterly corner of the Morgan Street/Nevada Avenue intersection) approximately 1.25 miles northeasterly of the Project site. Other schools near the Project site are the following: Nan Sanders Elementary School (2 miles southeast of the Project site); Innovative Horizons Charter School at Nan Sanders); Oak Grove at the Ranch (2.1 miles northwest of the Project site); Triple Crown Elementary School (2.16 miles east of the Project site); May Ranch Elementary School (2.8 miles northeast of the Project site); Perris High School (2.34 miles southeast of the Project site); Val Verde Academy (4.5 miles northeast of the Project site); and, Moreno Valley Community College (5.1 miles northeast of the Project site).

No residential development will occur with project development. Project development and operation will not have a direct impact on schools. However, if employees of the Project reside within the nearest school district (the Val Verde School District), some Project-related student population will be generated. Project development and operation will not result in substantial adverse physical impacts associated with the provision of new or physically

altered governmental facilities, 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 Irvine Val Verde District schools. No impact will result. Notwithstanding the non-impact, the Project may be subject to impact fees established by the Val Verde School District to offset any indirect impacts of the non-residential Project.

This subject will not be discussed in the Project EIR.

Sources: Riverside County General Plan; Mead Valley Area Plan; GIS database; Project Application Materials

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NO IMPACT – Project development involves construction and operation of a logistics/warehouse building with a small management office component. No residential use is part of the Project; thereby, no population would be generated as a result of Project development or operation. Therefore, the Project will not directly result in significant impacts causing the need for new or expanded library facilities. No impact will result. This subject will not be discussed in the Project EIR.

Sources: Riverside County General Plan; Riverside County General Plan Program EIR

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NO IMPACT – Project development involves construction and operation of a logistics/warehouse building with a small management office component and thereby will not generate a direct need for new or expanded public health and human services. Therefore, Project development and operation will not cause a need for new or expanded public health facilities. No impact will result. This subject will not be discussed in the Project EIR.

Sources: Riverside County General Plan; Riverside County General Plan Program EIR

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION – Would the project

35. Parks and Recreation

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

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

NO IMPACT – The Project involves development of a 694,540 square foot, 49.5-foot tall logistics/warehouse building, surface parking lot and perimeter and project site landscaping on a vacant 31.55-acre property. Project development will not include recreational facilities. Therefore, Project development and operation will not result in a significant increase in population and thereby will not require construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact will result. This subject will not be discussed in the Project EIR.

Sources: GIS database; Ord. No.460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedication; Ord. No. 659 (As Amended Through 659.13) – An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Feet Program; Parks and Open Space Department Review; Riverside County General Plan; Project Application Materials

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

NO IMPACT – The Project involves development of a 694,540 square foot, 49.5-foot tall logistics/warehouse building, surface parking lot and perimeter and project site landscaping on a vacant 31.55-acre property. Project development will not include recreational facilities. No residential uses are part of the proposed project. Therefore, project development and operation will not result in an increase in population and thereby will not result in an increase in use of existing neighborhood and regional parks

or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impact will result. This subject will not be discussed in the Project EIR.

Sources: GIS database; Ord. No.460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedication; Ord. No. 659 (As Amended Through 659.13) – An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Feet Program; Parks and Open Space Department Review; Riverside County General Plan; Project Application Materials

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

LESS THAN SIGNIFICANT IMPACT – The Project site is not located within a Community Service Area. The Community Service Area closest to the Project site is CSA 117 (Mead Valley), which is west of the Project site. The Quimby Act (CGC Section 66477) allows local jurisdictions, through an ordinance, to require developers to dedicate land, pay fees or a combination of both for park and recreational purposes as a condition of approval of tract and parcel maps. The land, fees or combination thereof would be used for the development of new, or rehabilitation of existing, park and recreation facilities to serve the associated population. Implementation of Quimby Act standards would provide for additional park and recreational resources throughout the county, which in turn would lessen impacts related to overuse and overcrowding at existing facilities in the affected region. Riverside County Ordinance No. 460 – Regulating the Division of Land (Section 10.35) details methods by which Quimby Act compliance is achieved (i.e., land dedication, in-lieu fee payment or combination of both) for residential projects. However, Riverside County Ordinance 659, as amended, provides that industrial developments within the Mead Valley area pay Development Impact Fees of \$6,743 per acre focused to parks and recreation facilities. The Project will have a Condition of Approval requiring any such fees be paid according to County of Riverside requirements. The resultant impact level will be Less than Significant. This subject will be discussed in further detail in the Project EIR.

Sources: GIS database; Ord. No.460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedication; Ord. No. 659 (As Amended Through 659.13) – An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Feet Program; Parks and Open Space Department Review; Riverside County General Plan; Project Application Materials

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?				

a) Include the construction or expansion of a trail system?

LESS THAN SIGNIFICANT IMPACT – A Community Trail alignment along Placentia Avenue borders the Project site to the south. Project development will include improvement of the Trail along the southern boundary of the Project site westward to Patterson Avenue. This subject will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan, Figure C-6 (“Trails and Bikeway System”); Mead Valley Specific Plan; Project Application Materials; Mead Valley Area Plan

Findings of Fact: Reference narrative above.

Mitigation: Trail development will be required as part of Project development.

Monitoring: County of Riverside staff verification of trail alignment and improvements.

TRANSPORTATION – Would the project

37. Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

LESS THAN SIGNIFICANT IMPACT – Project development and operation will be designed and function in accordance with County of Riverside regulations and policies pertaining to traffic and circulation. The Mead Valley Area Plan depicts a bicycle trail proceeding east along Placentia Avenue along the southern Project property line and south-to-north along Patterson Avenue from Placentia Avenue along the western Project property line. Project development will accommodate and improve this trail as required by the County of Riverside. The Traffic Impact Analysis being prepared for the Project will address this subject, which will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

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?

LESS THAN SIGNIFICANT IMPACT – The Traffic Impact Analysis being prepared for the Project will address this subject, which will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

LESS THAN SIGNIFICANT IMPACT – Project development will comply with County of Riverside standards related to vehicular access, on-site vehicular turn-around distance, and automobile and truck parking. The Traffic Impact Analysis being prepared for the Project will address this subject, which will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

d) Cause an effect upon, or a need for new or altered maintenance or roads?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Project development will include improvement of roadways adjacent to the Project site in compliance with County of Riverside requirements and standards. This improvement will include maintenance of the roadways. The Traffic Impact Analysis being prepared

for the Project will address this subject, which will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

e) Cause an effect upon circulation during the project’s construction?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – A Project development construction plan will be filed with the County of Riverside for review and approval. All assigned requirements in the County-approved Plan will be implemented during Project grading and construction. As a result, the level of impact will be less than significant. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

f) Result in inadequate emergency access or access to nearby uses?

NO IMPACT – The Project is designed to conform to street standards and vehicular access and circulation standards. Existing vehicular access points and circulation patterns on the Project site and along adjacent roadways will be maintained. The Project will comply with all Riverside County public safety requirements for emergency access, including police, fire and emergency medical services. Therefore, Project development and operation will not result in inadequate emergency access. No impact will result. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

Findings of Fact: Reference narratives above

Mitigation: Mitigation will be determined based on the findings and recommendations in the Traffic Impact Analysis to be prepared for the Project.

Monitoring: Monitoring will be determined based on the recommended Mitigation in the Traffic Impact Analysis to be prepared for the Project.

38. Bike Trails

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

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

LESS THAN SIGNIFICANT IMPACT – A Community Trail alignment along Placentia Avenue borders the Project site to the south. Project development will include improvement

of the Trail along the southern boundary of the Project site westward to Patterson Avenue. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials; Mead Valley Area Plan

Findings of Fact: Reference narrative above.

Mitigation: Trail development will be required as part of Project development.

Monitoring: County of Riverside staff verification of trail alignment and improvements.

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

39. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

POTENTIALLY SIGNIFICANT IMPACT – Project development may uncover Native American historical or archaeological resources. County of Riverside Planning Department staff will arrange a tribal consultation with recognized tribal entities to inform them of the Project. The results of the consultation will be incorporated into the Project EIR.

Sources: County Archaeologist; AB 52 Tribal Consultation; Project Application Materials; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

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

POTENTIALLY SIGNIFICANT IMPACT – California State law provides for limited protection of Native American prehistoric, archaeological, cultural, spiritual and ceremonial places, such as the following: sanctified cemeteries, religious, ceremonial sites, shrines, burial grounds, prehistoric ruins, archaeological sites; and, sacred sites.

Riverside County contains tribal lands. Consultation with the Native American community is required, per stipulations in California Senate Bill 18. Consultation with interested tribal groups of Native Americans is ongoing. The results of the consultations will be incorporated into the Project EIR.

A Sacred Lands File search with the Native American Heritage Commission has been initiated, as has the required Consultation with interested Native American tribal groups. This process is ongoing. Although the Sacred Lands File search did not reveal any traditional cultural places within the Project site, Project development may uncover Native American historical or archaeological resources. The Project EIR will discuss this topic in greater detail and will indicate what Mitigation Measures will be appropriate.

Sources: County Archaeologist; AB 52 Tribal Consultation; Project Application Materials; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

Findings of Fact: Reference narratives above

Mitigation: Mitigation will be identified as part of the tribal consultation process and will be incorporated into the Project EIR.

Monitoring: Monitoring of Mitigation will be incorporated into the Project EIR as recommended by tribal consultation.

UTILITIES AND SERVICE SYSTEMS – Would the project

40. Water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

POTENTIALLY SIGNIFICANT IMPACT – The Eastern Municipal Water District provides potable water service to the Project area. The Project site is undeveloped and therefore currently has no demand for water service. Project development and operation will result in demand for water provision. Although it is anticipated development of the logistics/warehouse use on the Project site will not require or result in the construction of new water systems or expansion of existing systems that would cause significant environmental effects, the Eastern Municipal Water District will be contacted to verify existing water systems are sufficient to maintain an adequate level of service for the Project site and throughout the Project area. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Eastern Municipal Water District

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

POTENTIALLY SIGNIFICANT IMPACT – The Eastern Municipal Water District provides potable water service to the Project area. Although Project development and operation will result in an increased demand for water, it is not anticipated Project development and operation will substantially impact water supplies available to serve the Project entitlements and no new or expanded entitlements would be needed. However, the Eastern Municipal Water District will be contacted to verify existing water facilities are sufficient to maintain an adequate level of service for the Project site and throughout the Project area. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Eastern Municipal Water District

Findings of Fact: Reference narratives above.

Mitigation: Mitigation, as necessary, will be applied after further study.

Monitoring: Monitoring will be defined after Mitigation formulation.

41. Sewer

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

LESS THAN SIGNIFICANT IMPACT – The Eastern Municipal Water District provides wastewater service to the Project area. Project development and operation will result in generation of additional wastewater. Although it is anticipated development of the logistics/warehouse use on the Project site will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the Eastern Municipal Water District will be contacted to verify existing wastewater treatment facilities are sufficient to maintain an adequate level of service for the Project site and throughout the Project area. This subject will be discussed in further detail in the Project EIR.

Sources: Department of Environmental Health Review

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?

POTENTIALLY SIGNIFICANT IMPACT – The Eastern Municipal Water District provides wastewater service to the Project area. Project development and operation will result in generation of additional wastewater. The Eastern Municipal Water District will be contacted to verify existing facilities are sufficient to maintain an adequate level of

service for the Project site and throughout the Project area. This subject will be discussed in further detail in the Project EIR.

Sources: Department of Environmental Health Review

Findings of Fact: Reference narratives above.

Mitigation: Mitigation, as necessary, will be applied after further study.

Monitoring: Monitoring will be defined after Mitigation formulation.

42. Solid Waste

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

POTENTIALLY SIGNIFICANT IMPACT – The Riverside County Waste Management Department provides non-hazardous solid waste disposal service to the Project site. The Badlands Landfill and El Sobrante Landfill accept solid waste from the Project area. The former Landfill has a permitted daily capacity of 4,000 tons per day and has an estimated closure date of 2024; the latter has a permitted daily capacity of 5,000 tons per day and has an estimated closure date of 2045. Due to recycling regulations, it is likely project development and implementation impacts on landfill capacity would be less than significant. This subject will be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan; Riverside County Waste Management District correspondence; Project Application Materials; Certified Environmental Impact Report No. 546 – Knox Business Park Buildings D and E

b) Comply with federal, State, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

POTENTIALLY SIGNIFICANT IMPACT – The Riverside County Waste Management Department provides non-hazardous solid waste disposal service to the Project site. The Badlands Landfill and El Sobrante Landfill accept solid waste from the Project area. Project development and operation will comply with all appropriate federal, State and County of Riverside reduction regulations pertaining to solid waste. This subject will be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan; Riverside County Waste Management District correspondence; Project Application Materials; Certified Environmental Impact Report No. 546 – Knox Business Park Buildings D and E

Findings of Fact: Reference narratives above.

Mitigation: Mitigation, as necessary, will be applied after further study.

Monitoring: Monitoring will be defined after Mitigation formulation.

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

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

a) Electricity?

LESS THAN SIGNIFICANT IMPACT – Project development and operation will require new electrical service to the Project site for Project lighting, air conditioning, heating, and machinery operation. Electricity is provided to the residences and business adjacent to the Project site. New electrical connections and street lighting will be required, as will power to operate the logistics/warehouse building, adjunct facilities, and parking lot lighting. Construction of any required new electrical facilities is not anticipated to result in significant environmental effects. The electricity provider will be contacted and consulted with regarding project electrical service. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

b) Natural gas?

LESS THAN SIGNIFICANT IMPACT – Project development and operation will require new natural gas service. It is not anticipated the added demand for natural gas service will require construction of new facilities or significant expansion of existing facilities and thereby is not anticipated to result in significant effects. The natural gas provider will be contacted and consulted with regarding project natural gas service. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

c) Communications systems?

LESS THAN SIGNIFICANT IMPACT – Project development and operation will require added communication systems in the form of computers and robotics operation. It is not anticipated the added systems will require construction of new facilities or significant expansion of existing facilities and thereby is not anticipated to result in significant environmental effects. The cable company provider will be contacted and consulted with regarding project cable/communication system service. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

d) Street lighting?

LESS THAN SIGNIFICANT IMPACT – Project development will include installation of street lights as required by the County of Riverside. Should installation occur, the street lights will conform to County requirements. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

e) Maintenance of public facilities, including roads?

LESS THAN SIGNIFICANT IMPACT – The project applicant will be responsible for the installation/construction of required roadway improvements pursuant to Riverside County approvals and standards/regulations. Once installed and operational, it is anticipated that Riverside County will be responsible for the roadway maintenance. Other public facilities that may require maintenance would be located within the roadway right-of-way (lighting, signage, signals, electrical, cable, storm drains, water/sewer infrastructure, etc.). These facilities are anticipated to be maintained by the relevant provider of service. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

f) Other governmental services?

LESS THAN SIGNIFICANT IMPACT – It is not anticipated at this time that State and Federal agencies will have jurisdiction over habitat at this time. However, refer to the

Biological Resources Section of the Project EIR for further discussion of this subject. In addition, refer to the Public Services Section and discussion above. Other than the government services listed in the Public Services section and discussed above as analyzed in this Initial Study, it is not anticipated that other governmental services or facilities (federal, State, regional or local) will be required to be constructed, expanded or relocated with Project implementation. This subject will be addressed in further detail in the Project EIR. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

Findings of Fact: Reference narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

44. Wildfire Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE. If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

involving wildland fires?

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

LESS THAN SIGNIFICANT IMPACT – Project design includes vehicular and emergency vehicle access from Placentia Avenue and from a driveway at the northwest corner of the Project site. Project-generated truck traffic will be accommodated safely through improvements to adjacent roadways to be conducted by the Project Applicant. In addition, compliance with Orange County Fire Authority codes, regulations, and conditions and with City emergency evacuation plans will ensure project development and operation will not physically interfere with or impair an adopted emergency response plan or emergency evacuation plan. The resulting level of impact will be less than significant. This subject will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

- b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

POTENTIALLY SIGNIFICANT IMPACT – The Project site is within a designated Very High Fire Hazard Area, according to the Mead Valley Area Plan. In addition, the Riverside County General Plan indicates that wind is an environmentally limiting factor throughout much of Riverside County. Approximately 20 percent of the land area of Riverside County is vulnerable to “high” and “very high” wind erosion susceptibility. However, the Project site is located in a “moderate” wind erodibility zone. Thereby, any wildfires in the Project vicinity may expose Project employees and visitors to pollutant concentrations. Although the new warehouse/logistics building will be constructed and operated in compliance with the California Building Code and current Riverside County Fire Department requirements, this subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

LESS THAN SIGNIFICANT IMPACT – Installation or maintenance of any Project-required infrastructure will facilitate fire protection on the Project site and in the Project vicinity. The Project warehouse/logistics building will comply with all Riverside County Fire Department and Building Department code requirements related to fire suppression and fire safety. Project development will include undergrounding of electrical power lines and improving adjacent roadways, which will facilitate fire protection and emergency

service provision to the Project site. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

- d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

NO IMPACT – Project development will replace grassland currently on the Project site with a 694,540-square foot structure, a paved surface parking lot around the building perimeter, and landscaping. Therefore, no people or structures will be exposed to significant risks as a result of runoff, post-fire slope instability, or drainage changes. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

- e) **Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?**

POTENTIALLY SIGNIFICANT IMPACT – The Project site is within a designated Very High Fire Hazard Area, according to the Mead Valley Area Plan. Mitigation of such will require adherence to CalFire Building Code requirements as well as County of Riverside regulations pertaining to fire protection and emergency service provision. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

Findings of Fact: Reference narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE – Does the project

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

POTENTIALLY SIGNIFICANT IMPACT

Findings of Fact: Project development of a 694,540-square foot logistics/warehouse building with a small administrative office, surface parking, landscaping and a perimeter wall potentially will alter the physical state of the Project site. A Biological Habitat Assessment of the Project site will be conducted to determine if sensitive or candidate plant or animal species are present on the property. In addition, Project development potentially will impact archaeological or paleontological materials that could be on or beneath the Project site. No historic resources are known to be on the Project site. These subjects will be evaluated in the Project Environmental Impact Report.

Sources: Staff Review; Project Application Materials

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

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

POTENTIALLY SIGNIFICANT IMPACT

Sources: Staff Review; Project Application Materials

Findings of Fact: Project development and operation has the potential to result in cumulatively considerable impacts in the following CEQA threshold subject areas: Air Quality; Biological Resources; Energy; Greenhouse Gas Emissions; Hydrology and Water Quality; Noise; Public Services; Transportation; and, Utilities and Service Systems. The Project Environmental Impact Report will evaluate the Project’s potential to result in cumulatively significant impacts.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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

POTENTIALLY SIGNIFICANT IMPACT

Sources: Staff Review; Project Application Materials

Findings of Fact: Direct and indirect Project impacts on human beings will be evaluated in the Project environmental Impact Report.

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: Riverside County General Plan EIR

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

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

AUTHORITIES CITED

Authorities cited: Public Resources Code Section 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 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) 16 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (202) 102 Cal.App.4th 656.

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Southern California Association of Governments, “2016-2040 Regional Transportation Plan/Sustainable Communities Strategy: A Plan for Mobility, Accessibility, Sustainability and a High Quality of Life,” Los Angeles, CA, (2016)

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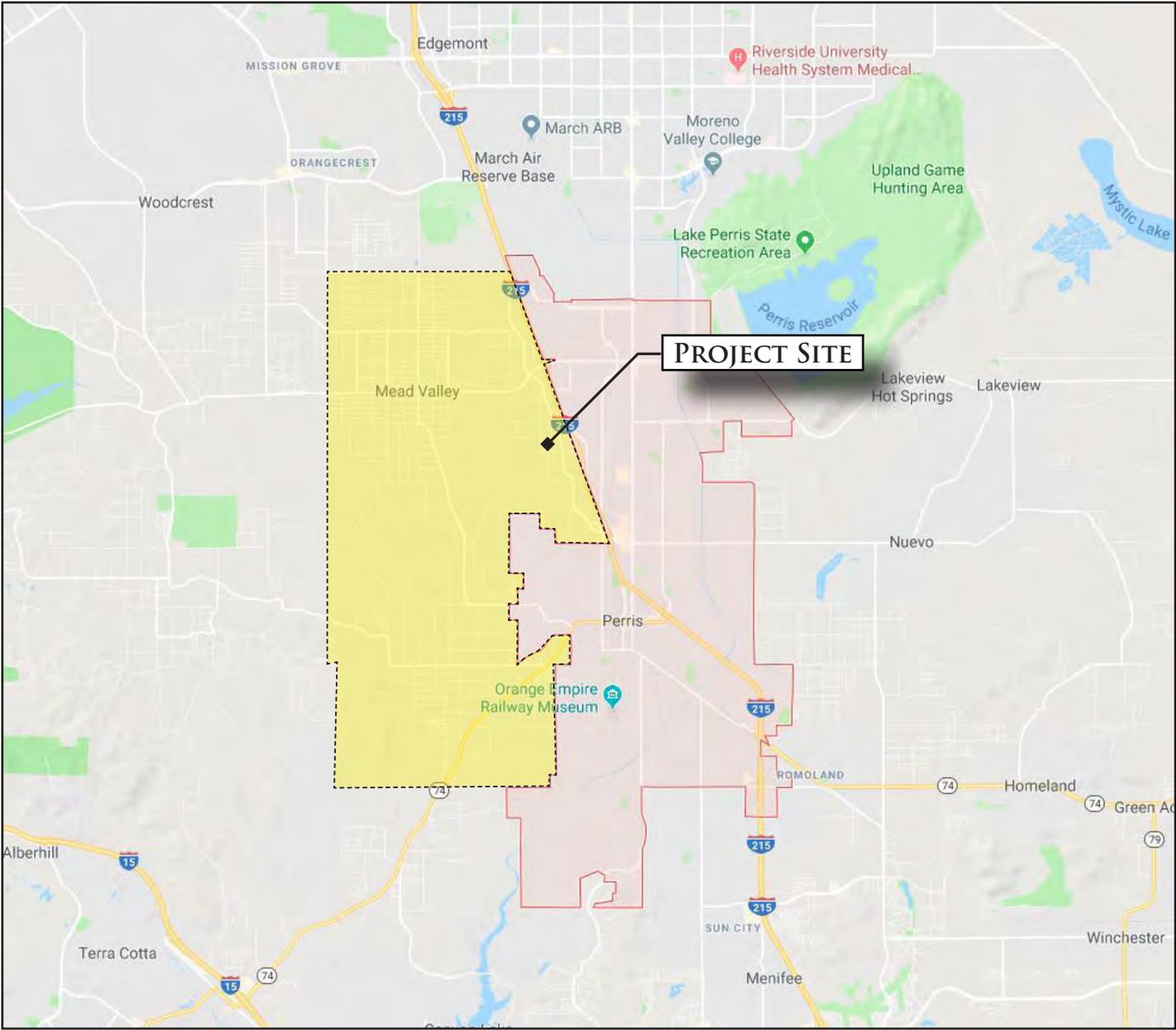
maps.conservation.ca.gov/agriculture

dot.ca.gov/design/lap/livability/scenic-highways; Caltrans, “Scenic Highway Guidelines,” (October, 2008)

LIST OF EXHIBITS

- 1. Regional Map**
- 2. Vicinity Map**
- 3. Arial**
- 4. No Change to Existing General Plan Land Use**
- 5. No Change to Existing Zoning**
- 6. Trails Connections**
- 7. Airport Influence Map**
- 8. Panorama Photos – Existing Viewshed**

EXH 1
**REGIONAL
MAP**



Legend

- Perris, CA City Boundary
- City of Perris Sphere of Influence*

*A “sphere of influence” is the area outside of and adjacent to a city’s border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city’s jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Source: Google Maps



VICINITY MAP



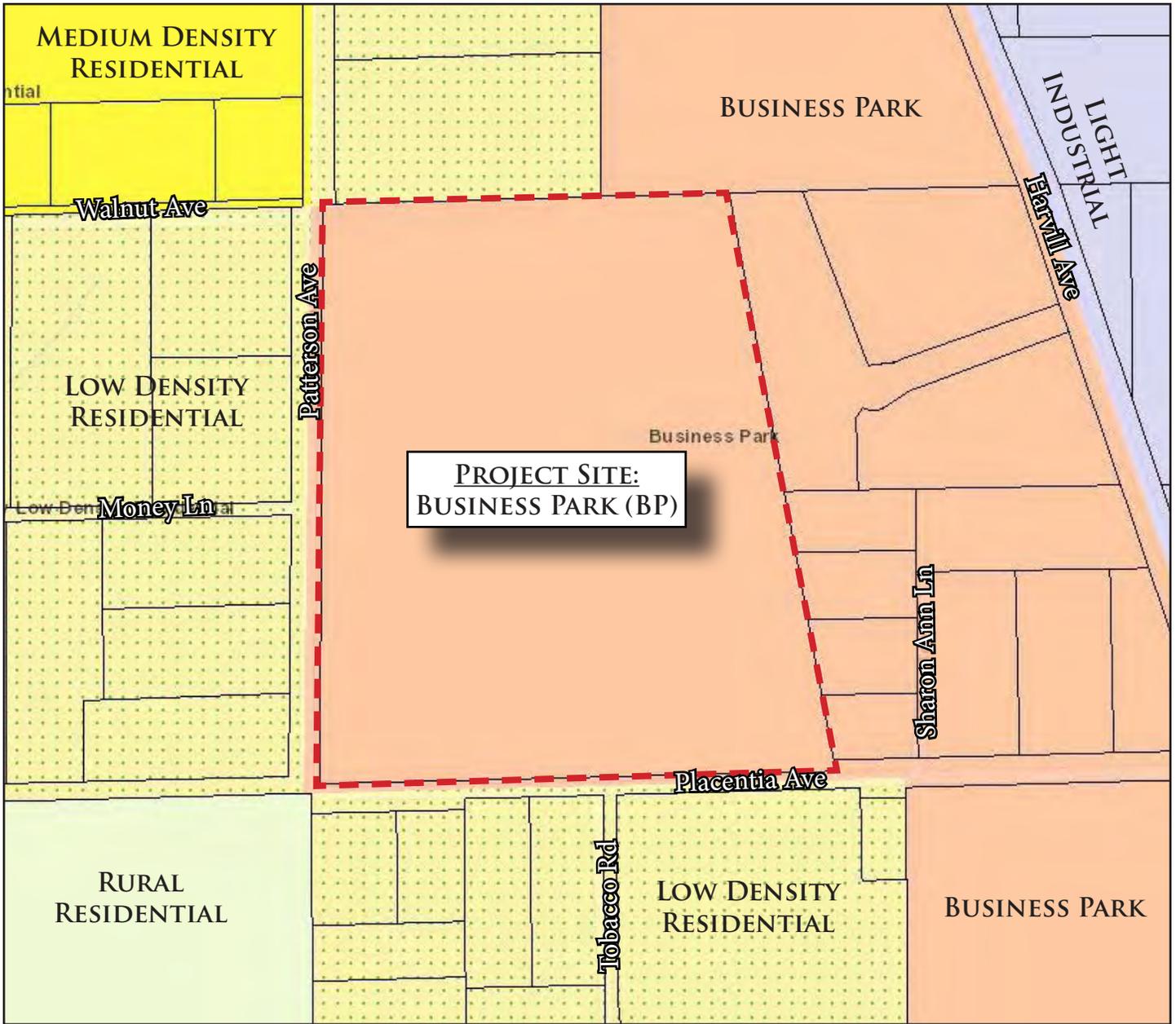
Source: Google Maps





Source: Google Maps

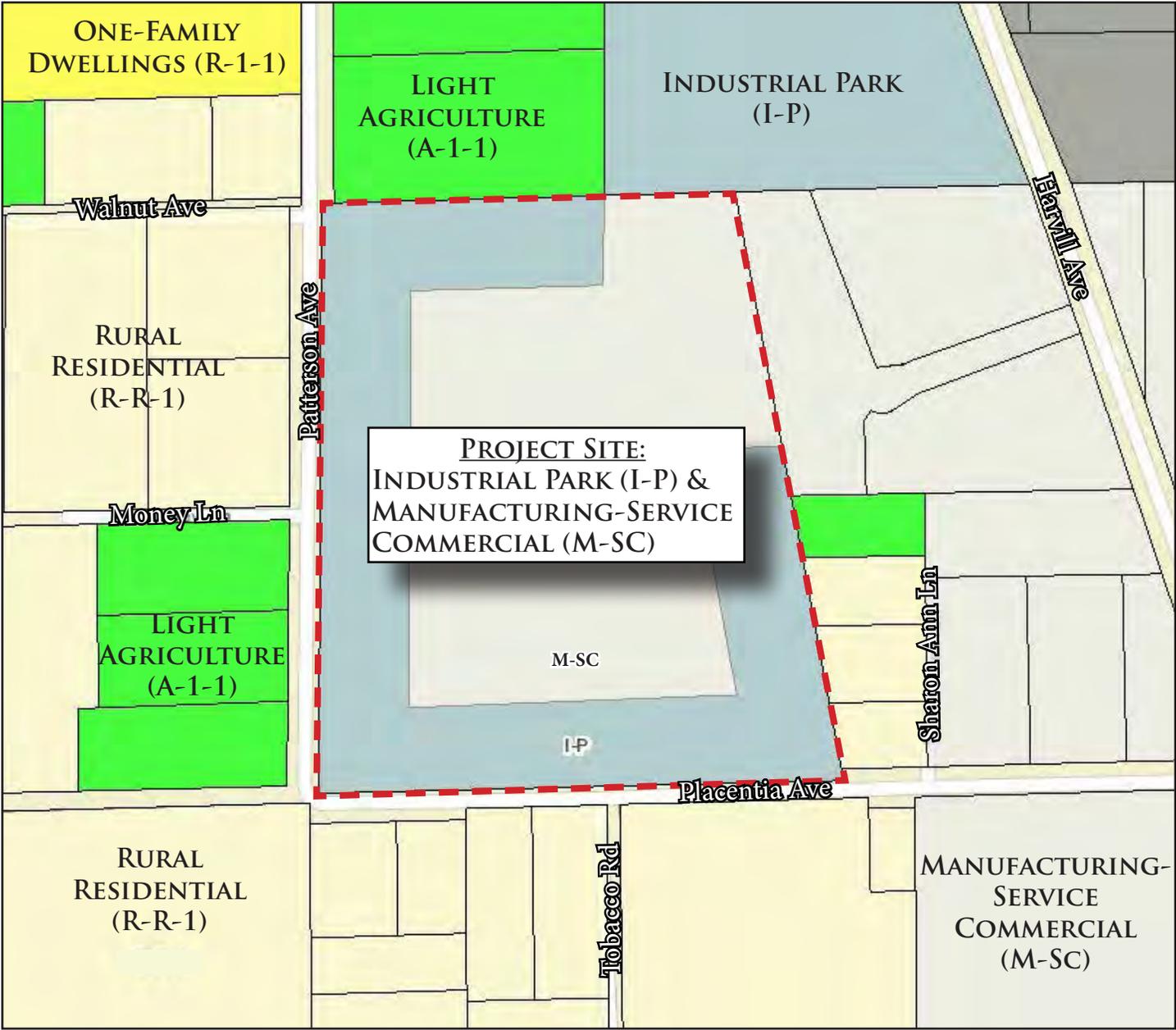
EXH 4
NO CHANGE TO EXISTING
GENERAL PLAN LAND USE



Source: County of Riverside [MapMyCounty](#), February 2019



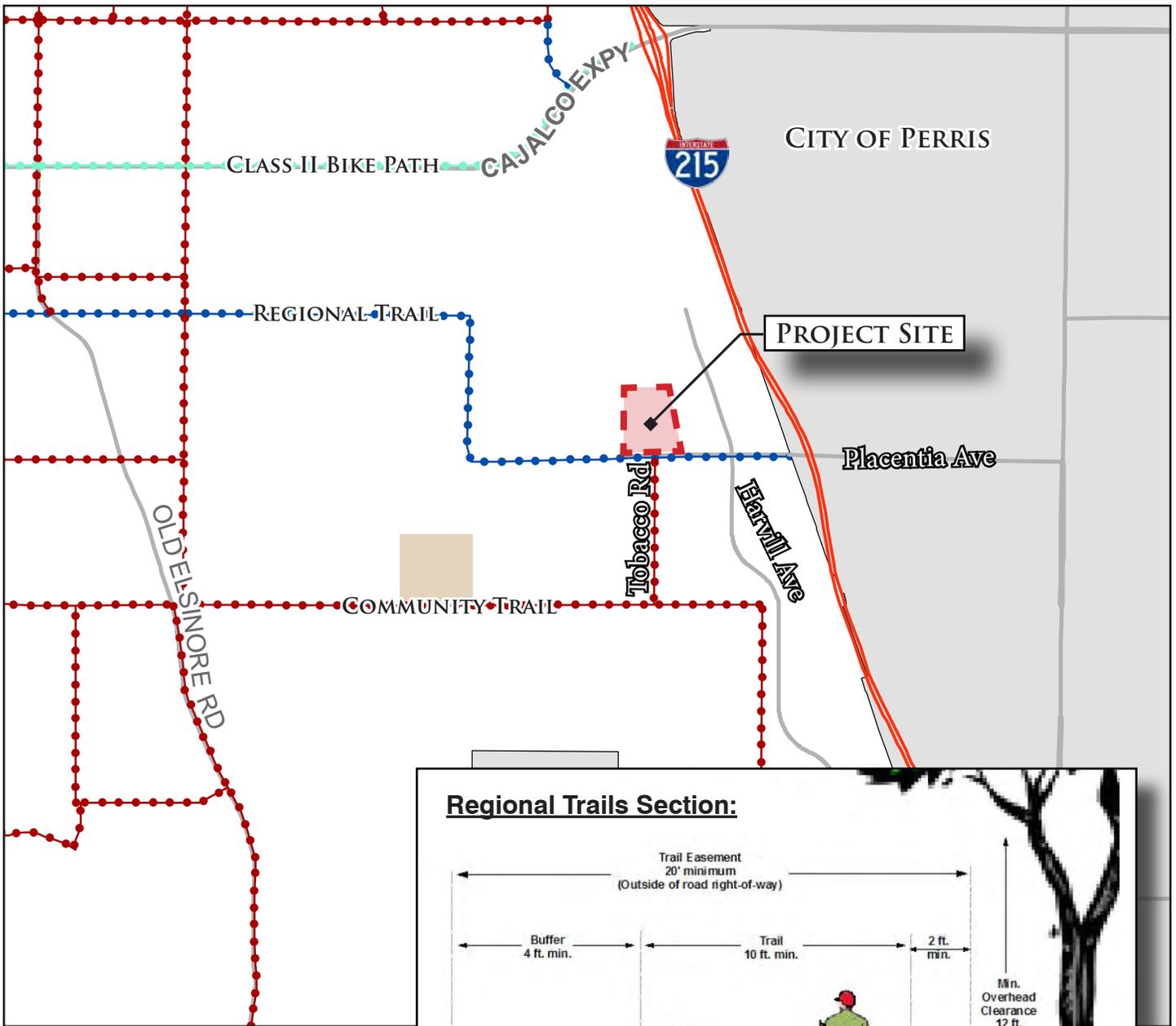
NO CHANGE TO EXISTING ZONING



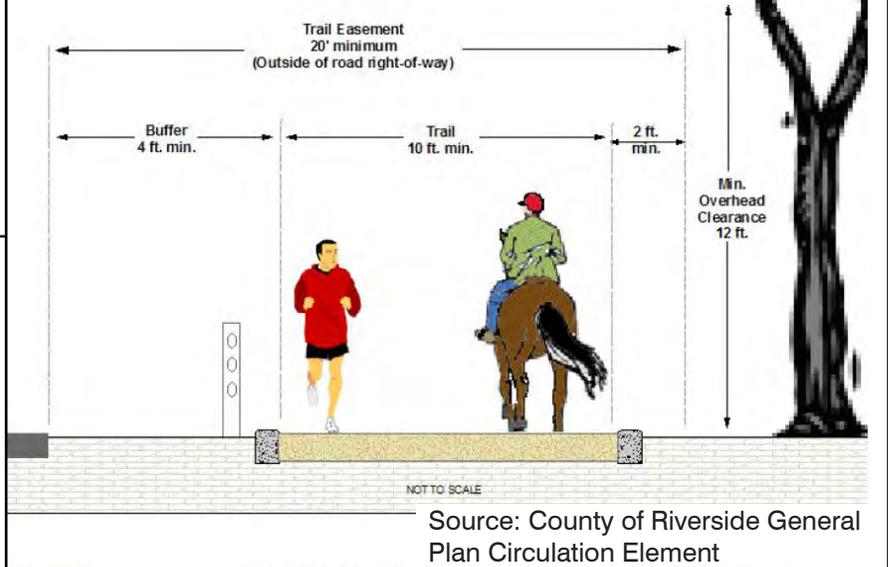
Source: County of Riverside [MapMyCounty](#), February 2019



TRAILS CONNECTION MAP



Regional Trails Section:



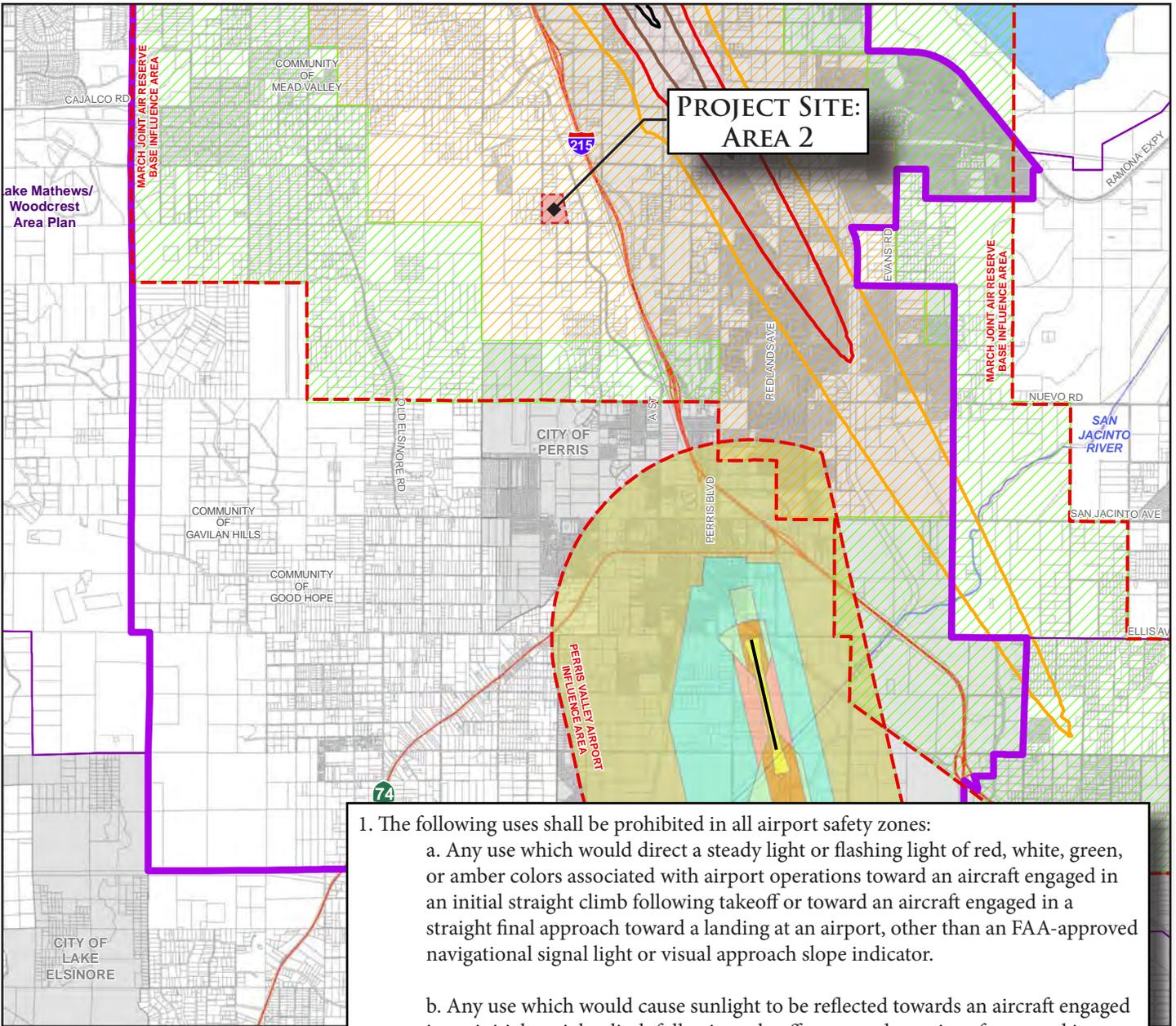
Legend

- Regional Trail: Urban/Suburban
- Community Trail
- Class II Bike Path

Source: County of Riverside Mead Valley Area Plan, 2016



EXH 7
MARCH AIR RESERVE BASE
& PERRIS VALLEY AIRPORT
INFLUENCE AREA



Legend

March Air Reserve Safety Zones

-  Area 1
-  Area 2
-  Area 3

1. The following uses shall be prohibited in all airport safety zones:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.
2. Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

Source: County of Riverside Mead Valley Area Plan, 2016



PANORAMA PHOTOS EXISTING VIEWSHED



1 Looking north from Placentia Ave. and Tobacco Rd.



2 Looking north easterly from Placentia Ave. and Patterson Ave.



3 Looking east from Patterson Ave.



4 Looking south easterly from Patterson Ave. and Walnut Ave.

KEY MAP

